

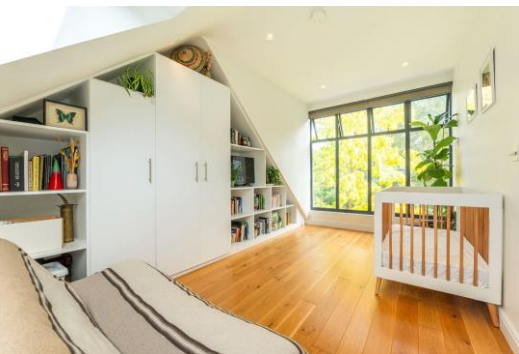


Treaty Street

Islington, N1

Asking Price £925,000

A rare to market exceptionally presented 2 double bedroom freehold house with private driveway and garden located moments from Granary Square and the amenities of Coal Drops Yard.



Treaty Street

Islington, N1

- Freehold House
- Private driveway
- Landscaped garden
- 2 double bedrooms
- Close to Granary Square & Kings Cross



A rare to market exceptionally presented 2 double bedroom freehold house located moments from Granary Square and the amenities of Coal Drops Yard. The property is bright, well proportioned and finished to an impeccable standard. On the lower floor is the open-plan living area with wooden bespoke kitchen, consisting of high-end appliances, Belfast sink and solid Oak wooden countertops. The dining area consists of hand-made wooden bench seating with built-in storage leading on to the living area which opens up with the bi-folding doors onto the landscaped garden perfect for al-fresco dining. On the first floor is the master bedroom, with plentiful of build-in wardrobe space and the additional benefit of an "office enclove" perfect for those who work from home, the family bathroom is also on this floor and benefits from luxury tiling and fixtures and fittings. The current owners have extended into the loft space creating a large additional bedroom with floor to ceiling aluminium windows creating a bright and relaxing space with scenic views. The property additionally benefits from a private driveway. Treaty Street is easily accessible to Regents canal and is within easy reach of the open spaces of Granary Square plus the newly opened shopping hub 'Coal Drops Yard'. The transport hub of Kings Cross station is located just moments away with transport links around the UK, London and Internationally.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: D

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (91-100) | | |
| B (81-90) | | 88 |
| C (69-80) | 75 | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Chestertons Islington Sales

327-329 Upper Street

Islington

London

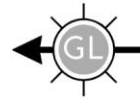
N1 2XQ

islington@chestertons.co.uk

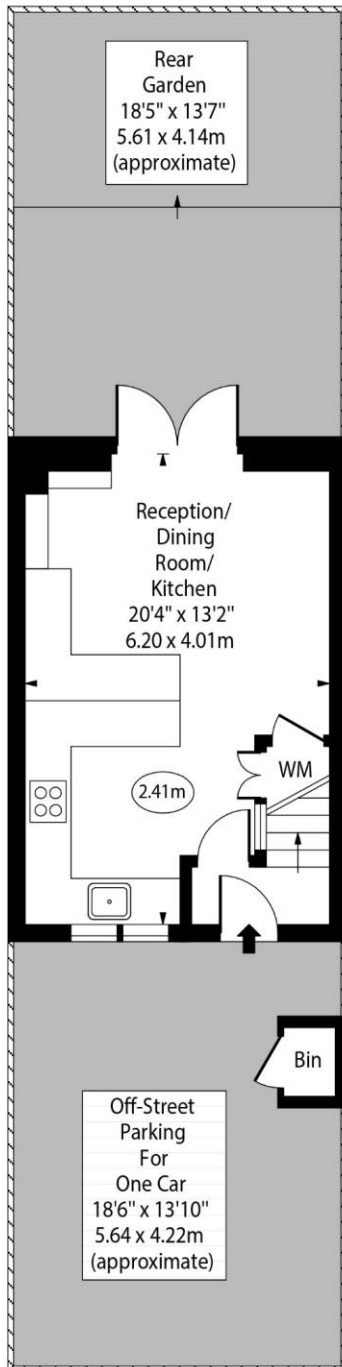
020 7359 9777

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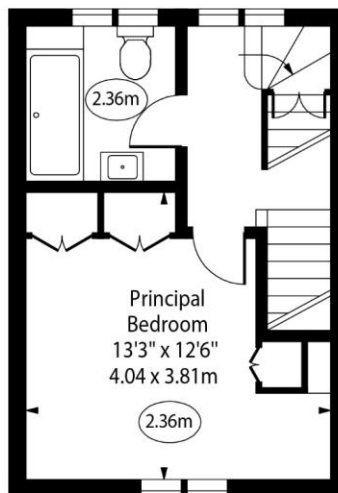
Treaty Street, N1



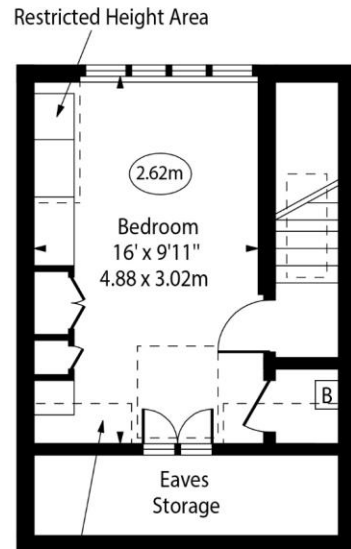
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 710 Sq Ft - 65.96 Sq M

Approx. Floor Area Including Restricted Heights 790 Sq Ft - 73.39 Sq M
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 022014M

