



Dagmar Terrace

Islington, N1

Offers In Excess Of £2,000,000

An outstanding and unassuming newly built end of terrace Freehold, situated on a quiet no through road in the heart of Angel, only moments from Upper Street.



Dagmar Terrace

Islington, N1

- Newly built end of terrace Freehold
- Impeccable design
- Four bedrooms
- Three bathrooms
- Terrace
- Garden
- Peaceful no through road
- Moments from Upper Street



An outstanding and unassuming newly built end of terrace Freehold, situated on a quiet no through road in the heart of Angel, only moments from Upper Street. The house has been built with a real focus on clever design and attention to detail, seamlessly blending modern architecture with carefully considered interiors, offering expansive living space on the raised ground floor as well as a W.C. The space fans out and is sun soaked courtesy of the bi-folding doors, which open onto a terrace, in turn leading down the stairs to the garden. There is a bedroom, high quality shower room and contemporary kitchen/dining room, which leads to the private garden with aforementioned dual access points. The first and second floors have an identical footprint, with a double bedroom and bathroom suite on each floor. An additional bedroom/study space is housed on the top floor, which leads to a terrace that enjoys jaw dropping Cityscape views. The property affords superb access to the transport connections at Highbury & Islington station (London Overground & Victoria Line). Additional transport can be found at Essex Road station, with trains to the City and of course Angel Underground (Northern Line) providing easy access to the City and West End, with the transport hub that is Kings Cross/ St Pancras International just 1 stop away. The localised shops of Tesco and Sainsbury can be found at Essex Road and New North Road. Access into central Islington and Islington Green, with the plethora of bars, restaurants, cafes and shops a short walk away, which also provides good alternatives to the supermarkets noted above. Of course, the cafes of Newington Green and De Beauvoir are easily accessible, along with the renowned, local, De Beauvoir Deli.

Tenure:Freehold

Local Authority Islington Council

Council Tax Band E

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

Chestertons Islington Sales

327-329 Upper Street

Islington

London

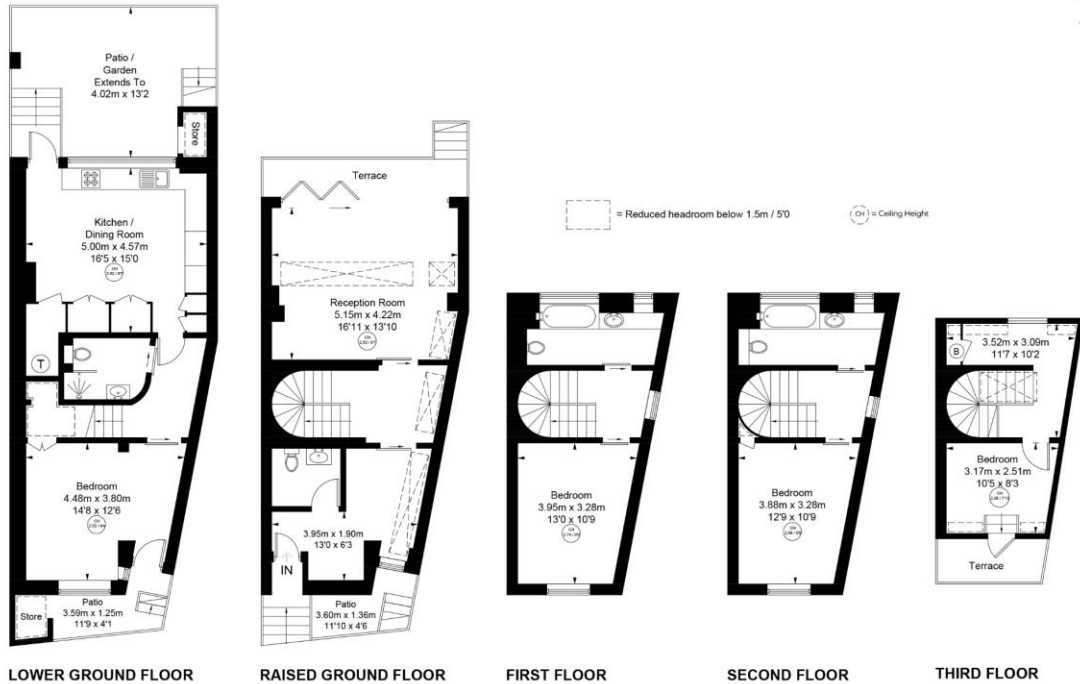
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APPROXIMATE GROSS INTERNAL AREA (EXCLUDING EXTERNAL STORE)
 LOWER GROUND FLOOR = 544 SQ FT / 50.5 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 506 SQ FT / 47.0 SQ M
 FIRST FLOOR = 281 SQ FT / 26.1 SQ M
 SECOND FLOOR = 280 SQ FT / 26.0 SQ M (EXCLUDING REDUCED HEADROOM)
 THIRD FLOOR = 185 SQ FT / 17.2 SQ M
 REDUCED HEADROOM = 33 SQ FT / 3.1 SQ M
 TOTAL = 1829 SQ FT / 169.9 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (D1057303)

