



Eton Mews

Offord Road, N1

Offers in excess of £1,500,000

An outstanding & exceptionally private house hidden from view finished to a phenomenal standard and with with an exacting eye & attention to detail.



Eton Mews

Offord Road, N1

- Architect designed 2-bedroom freehold house
- Outstanding privacy and security (Internal / external CCTV)
- Control 4 smart technology enabled
- Lutron intelligent lighting and AV
- Speakers in principal rooms and external courtyard
- Underfloor heating throughout
- Kitchen/breakfast/dining room
- Separate reception room



An exceptional architect designed freehold house in the heart of Barnsbury with an exacting eye and attention to detail. Concealed behind and entered through a discreet façade, the exterior reveals the underlying simplicity and sophistication that lies beyond. A balance of light and space, materiality and functionality. An oasis of tranquillity flooded with light on two levels – conceived around an open, double-height glass fronted inner courtyard, offering the very latest in contemporary design, smart technology, and security. Vibrant Upper Street with its host of restaurants, bars, café's, galleries and retail facilities are within 10 minutes of the property. Transport can be found at Highbury & Islington Station (Victoria, Overground and Mainline services - 0.5 miles) Caledonian Road (Piccadilly line - 0.5 miles); Angel Station (Northern line - 0.9 miles) and Caledonian Road & Barnsbury Station (Overground - 0.2 miles) Celebrated Gastro pubs – the Duchess of Kent, the Albion and Drapers Arms are a stone's throw away alongside a number of desirable green spaces that benefit the Barnsbury Conservation Area. Supermarkets Waitrose and Sainsbury's are located at the southern end of Liverpool Road close to Angel, with the international transfer hub that is Kings Cross / Saint Pancras International including Granary Square and Coal Drop Yard with its plethora of new restaurants, boutiques and a brand-new Waitrose in proximity making this one of the most sought-after locations in the Islington area.

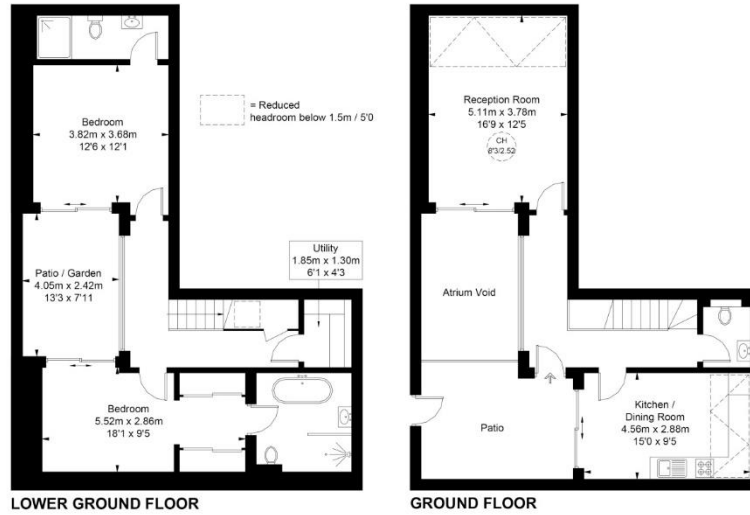
Tenure: Freehold
Local Authority: Islington
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	80	
(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
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

ETON MEWS, N1



LOWER GROUND FLOOR

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 618 SQ FT / 57.4 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 522 SQ FT / 48.5 SQ M (EXCLUDING ATRIUM VOID)
 REDUCED HEADROOM = 6 SQ FT / 0.6 SQ M
 TOTAL = 1146 SQ FT / 106.5 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. (ID1008367)

