



St. Paul Street

Arlington Conservation Area, N1

Asking Price £1,950,000

A stunning example of a refurbished four storey Victorian mid-terraced house set within the Arlington Square conservation area thoughtfully designed to maximise the use of light and space, finished to an exemplary standard.



St. Paul Street

Arlington Conservation Area, N1

- Fabulous refurbished 3 double bedroom Victorian house
- 33ft open-plan kitchen/ dining/ family room opening to the garden
- Stunning bathroom with freestanding bath and separate walk-in shower
- Private 15ft rear garden
- Superb access to the transport at Angel and Highbury & Islington



A stunning example of a refurbished four storey Victorian mid-terraced house set within the Arlington Square conservation area thoughtfully designed to maximise the use of light and space, finished to an exemplary standard. Accommodation comprises two good size double bedrooms on the top (second) floor, with the first floor home to the master bedroom located to the front and the beautiful main family bathroom with freestanding bath and separate walk-in shower. On the raised ground floor can be found the charming dual aspect through reception room with two sash windows both with working shutters. The lower ground is home to what is undoubtedly the heart of the house, a stunning through kitchen/ dining/ family room with sliding patio doors opening to the private rear garden. To the front is a guest WC. The house has been impeccably refurbished, offering a superb blend of period facade with a sleek modern interior. St Paul Street is one of the Arlington conservation area's quieter roads as there is no access via New North road. The many amenities of Islington Green are a short walk away, as well as a plethora of transportation links encompassing many bus routes to the City and West End, whilst Essex road British Rail connection is close by. Angel Underground (Northern Line) and Highbury & Islington station National Rail & Victoria Line) can also be found locally.

Tenure: Freehold

Local Authority: Islington

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(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

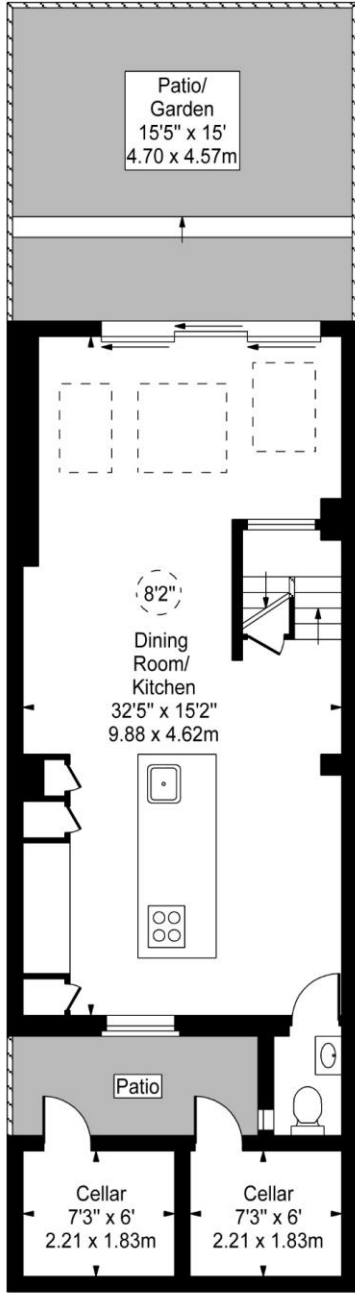
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 Islington
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 N1 2XQ
 islington@chestertons.co.uk
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St. Pauls Street, N1

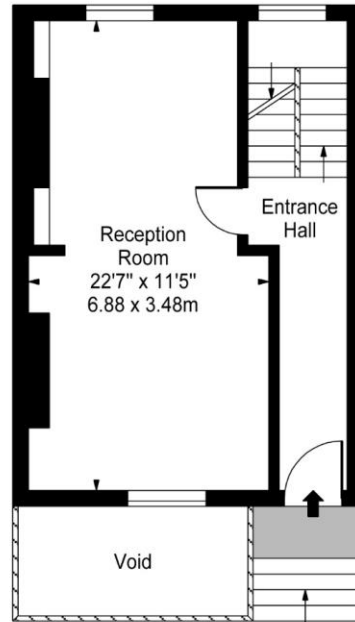


○ - Ceiling Height

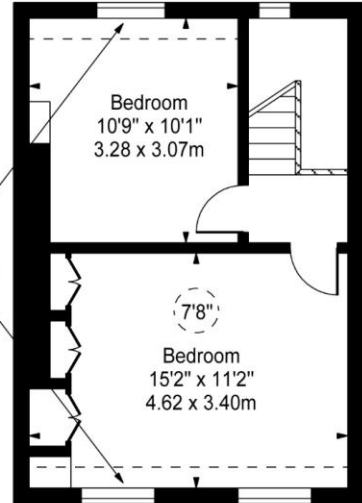
Restricted Height Area



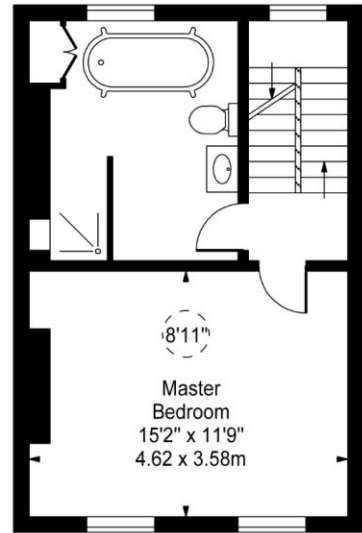
Lower Ground Floor



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 1516 Sq Ft - 141.76 Sq M

Approx. Floor Area Including Restricted Heights 1552 Sq Ft - 144.18 Sq M

(Excluding Cellars)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 012657E

