



Rocliffe Street

Angel, N1

Asking Price £2,000,000

An immaculate and light filled Victorian Freehold, enjoying exceptional entertaining space that rarely exists in houses of this type, set moments from the Regent's Canal and within the Duncan Terrace/Colebrooke Row conservation area.



Roccliffe Street

Angel, N1

- Beautifully designed Victorian Freehold
- Two double bedrooms
- Two bathrooms
- Unrivalled entertaining space
- Landscaped garden
- Moments from the Regent's Canal
- Well placed for access to Angel & Upper Street



An immaculate and light filled Victorian Freehold, enjoying exceptional entertaining space that rarely exists in houses of this type, set moments from the Regent's Canal and within the Duncan Terrace/Colebrooke Row conservation area. Accommodation comprises; a welcoming and bright entrance hallway on the raised level, leading to the kitchen/dining space which occupies the entire raised level, sun soaked courtesy of the high ceiling and large windows. The perfect space for entertaining. The lower level features a guest bedroom, bathroom and additional reception space with beautiful parquet flooring. The space provides access to the beautifully landscaped and secluded rear garden. A formal reception space occupies the first floor, enjoying plenty of natural light and excellent volume, with a stairwell leading to the principal bedroom suite that features vaulted ceilings and an en-suite shower room. A beautiful home that must be viewed to be truly appreciated and is extremely well positioned for access to Angel, the City, Clerkenwell, Shoreditch and Old Street. The immediate vicinity is also set to benefit from the significant development and investment that is already underway, not only around the canal basin itself with the plaza and 2 prestigious towers, but also with other schemes along City Road. Transport can be found at Angel Underground (Northern Line) & Old Street (Northern Line), both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		82
(65-80)	D	60	
(39-64)	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

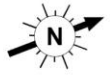
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ROCLIFFE ROAD, N1



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 477 SQ FT / 44.3 SQ M
 RAISED GROUND FLOOR = 371 SQ FT / 34.5 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 380 SQ FT / 35.3 SQ M
 SECOND FLOOR = 352 SQ FT / 32.7 SQ M
 REDUCED HEADROOM = 15 SQ FT / 1.4 SQ M
 TOTAL = 1595 SQ FT / 148.2 SQ M

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