



Noel Road

Angel, N1

Asking Price £3,950,000

An opportunity to acquire a truly special, Grade II listed Freehold, constructed in c.1840 (and formerly home to famous painter Walter Sickert) complete with a total one off, south facing, "L Shaped" rear garden spanning c. 67' whilst backing directly on to the Regent's Canal, ideally situated in the heart of Angel.



Noel Road

Angel, N1

- Exceptional Grade II listed home
- Built in c. 1840
- One off "Secret" garden
- Balcony
- Air conditioning
- Backs directly on to the Regent's Canal
- Fabulous views directly across the Regents Canal
- Premier street in the heart of Angel
- Easy access to the City



Accommodation is beautifully presented comprising; a welcoming entrance hallway, with a rarely found W.C on the raised ground floor, with the fabulous double reception space, bathed in natural light courtesy of the high ceilings, dual aspect and floor to ceiling windows, framing the unobstructed canal view. The lower level houses the semi open plan kitchen/dining space, complete with parquet flooring throughout, with the kitchen featuring Wolf and Gaggenau appliances. The dining space provides access to the phenomenal south facing garden, including an extra space that runs parallel (circa 67 ft) along the canal towpath, leading to an additional "secret" garden, something that must be viewed to be appreciated. A real Oasis in the heart of the City. There is also a helpful utility space and pantry on the level. The principal bedroom suite occupies the entire first floor, with a balcony overlooking the canal, complete with air conditioning. There is an additional, large double bedroom on the second floor along with another large bathroom suite. The third bedroom is on the top floor (also featuring air conditioning) enjoying fabulous Cityscape and canal views. Noel Road sits within the renowned Duncan Terrace/Colebrooke Row conservation area, affording superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal. The 'Square Mile' of the City is within easy reach by bike or by foot.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band H

Chestertons Islington Sales

327-329 Upper Street

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Approx Gross Internal Area 2485 Sq Ft - 230.87 Sq M
For Illustration Purposes Only - Not To Scale

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