



Duncan Terrace

Angel, N1

Asking Price £4,000,000

An architect designed Grade II listed Georgian townhouse, constructed in c. 1802, with accommodation arranged over five levels and spanning in excess of 2810 sqft, set within the Colebrooke Row and Duncan Terrace Conservation Area.

This is one of Islington's earliest terraces, with accommodation comprising; four/five bedrooms, four bathrooms, multiple reception spaces and garden office/studio along with a nanny flat with separate entrance.



Duncan Terrace

Angel, N1

- Grade II listed
- Built in c. 1802
- Landscaped rear garden
- Architect designed
- Nanny flat
- Ornate period details throughout
- Moments from Angel Underground

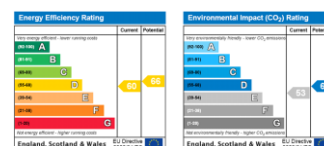


The ground floor is home to the impressive kitchen/dining space that features original sash windows, high ceilings, cornicing and bespoke/hand built shaker style kitchen with Corian worktops and Fired earth tiling. Large French doors lead to the landscaped west facing garden which measures c 70 ft and features a perfect home office/guest space at the rear, designed by Architecture for London. The lower level houses a self-contained flat with own entrance from Duncan Terrace, ideal for an au pair or family. There is also a utility space, additional bathroom and further reception space with flexible use on this level, along with a further guest double bedroom on the lower split level. The drawing room occupies the entire first floor, sun soaked courtesy of the dual aspect and large floor to ceiling windows, perfectly framing the view of Duncan Terrace Gardens, complete with ornate details which include, coving, detailed marble fireplace and ceiling rose. A stunning yet considered space. There is a large double bedroom along with a family bathroom on the second floor, with the principal suite occupying the top floor which enjoys vaulted ceilings and superb bespoke storage. The en-suite bathroom features a resin tub, separate shower and limestone double sinks. There is also underfloor heating in this space and both bathrooms feature Grohe, Crosswater & Duravit fittings. An exceptional family home that 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



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Duncan Terrace, N1



○ - Ceiling Height



Approx Gross Internal Area 2670 Sq Ft - 248.04 Sq M

(Excluding Out Building, Vault & Shed)

Out Building Area 140 Sq Ft - 13.00 Sq M

Vault Area 68 Sq Ft - 6.32 Sq M

For Illustration Purposes Only - Not To Scale
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