



Halton Road

Islington, N1

Asking Price £2,000,000

A charming end of terrace Grade II listed Georgian Freehold, constructed in c. 1820, ideally located only moments from Upper Street and set within the Canonbury Conservation area.



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- Unique end of terrace Freehold
- Grade II listed, built in c. 1820
- 3/4 bedrooms
- 2 bathrooms
- Garden with side access
- Extra width reception space
- Ornate period details throughout
- Moments from Upper Street
- Set within the Canonbury Conservation area



Accommodation is light filled and retains plenty of original detail, comprising; a side entrance on Braes Street, allowing extra width in the front reception space, which is bathed in sunlight courtesy of the two large, curved sash windows. There is also an ornate ceiling rose and fireplace. There is an additional room situated behind, which could be easily utilised as a fourth bedroom, additional living space or study. There is a conservatory housed at the rear split level, which provides access to the secluded rear garden, further benefitting from street access. The kitchen/dining space is on the lower level, enjoying rarely found high ceilings, with the dining space positioned behind, providing additional access to the garden. The principal bedroom occupies the front of the first floor, sun soaked courtesy of the dual aspect, providing real grandeur that has to be viewed to be appreciated. The space could be utilised as a formal drawing room and retains coving, ceiling rose and a fireplace. An additional double bedroom is situated behind. A fabulous double bedroom is housed at the front of the top floor with vaulted ceilings that provide a real sense of volume, which, subject to the use of the room below, could be the principal bedroom. The family bathroom suite is set behind. A special home, rarely available on the open market that must be viewed to be appreciated. Nestled neatly between Upper Street and Essex Road, the property affords superb access to the wide ranging amenities that Upper Street has to offer. The greenery and amenities of Highbury Fields are close by, along with the gastronomic delights of Trullo, Prawn On The Lawn, Ottolenghi, Fredericks and The Smoke House. The gastro pubs of the The Pig & Butcher and The Drapers Arms are close by. Halton Road is superbly located for access to the transportation hub of Highbury & Islington, offering connections through London via both the Underground (Victoria Line) and the London Overground network. Essex Road station and Angel station both provide good links to the City.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(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

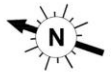
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APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 392 SQ FT / 36.4 SQ M
 (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 507 SQ FT / 47.1 SQ M
 FIRST FLOOR = 365 SQ FT / 33.9 SQ M
 SECOND FLOOR = 361 SQ FT / 33.5 SQ M
 REDUCED HEADROOM = 18 SQ FT / 1.7 SQ M
 TOTAL = 1643 SQ FT / 152.5 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. (ID1082765)

