

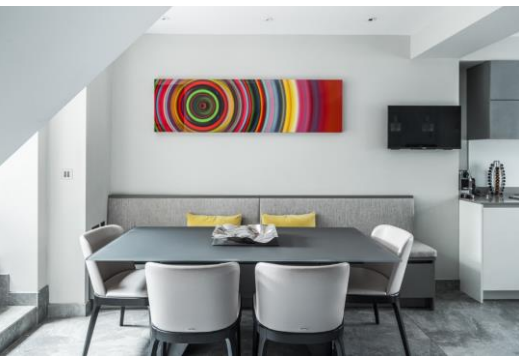


# Dagmar Terrace

Angel, N1

Guide Price £3,000,000

A design led late Georgian Freehold, meticulously remodelled and redesigned by the current owners with the guidance of award winning "Studio M R" architects, with an efficient layout arranged over five stories, set in the heart of Islington.



# Dagmar Terrace

## Angel, N1

- Architect Designed by award winning "Studio M R"
- Roundhouse Kitchen
- Crittal Screens
- Sonos sound system with 7 different zones
- Bowers & Wilkins in ceiling speakers
- Rako mood lighting
- Antonio Lupi principal bathroom hardware
- Fiandre Tiling



A design led late Georgian Freehold, meticulously remodelled and redesigned by the current owners with the guidance of award winning “Studio M R” architects, with an efficient layout arranged over five stories, set in the heart of Islington, only moments from Upper Street. Accommodation is light filled throughout and comprises; an entrance on the raised level, which has been thoughtfully designed with Crittal screening that separates the space yet allows plenty of light. The dual reception space occupies the raised ground floor, with the kitchen/dining space housed on the lower level. The Roundhouse kitchen is at the front of this level and features Miele & Siemens appliances, with stone worktops and island. The dining space is set behind, offering superb entertaining space. There is an informal snug/reception area at the rear of the space which leads via Crittal doors to the landscaped, rear courtyard garden. There is also a utility space and W.C on this level. The principal suite is on the first floor, with large en-suite bathroom, with stand alone bath, separate shower and “Antonio Lupi” hardware. There is also a study on this level. An additional large double bedroom is situated above with a large en-suite and bespoke carpentry. A further, third double bedroom is on the top floor also with an en-suite. The property affords superb access to the transport connections at Highbury & Islington station (London Overground & Victoria Line). Additional transport can be found at Essex Road station, with trains to the City and of course Angel Underground (Northern Line) providing easy access to the City and West End, with the transport hub that is Kings Cross/ St Pancras International just 1 stop away.

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**Tenure:** Freehold

**Local Authority:** Islington Council

**Council Tax Band:** G

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

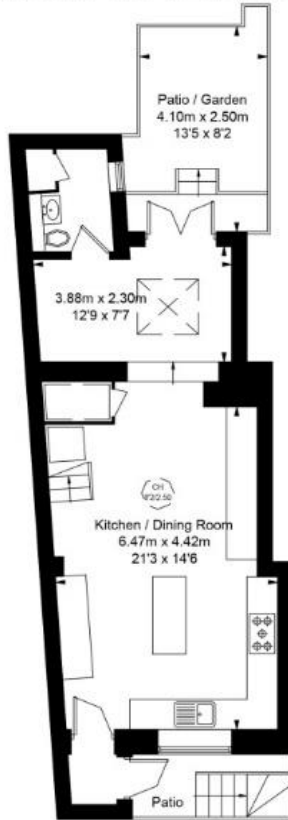
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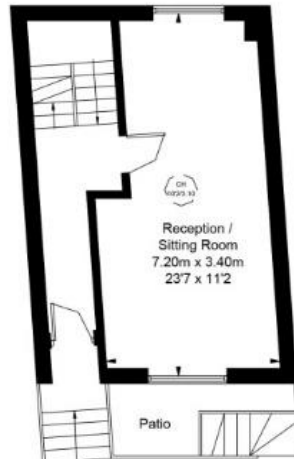
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# DAGMAR TERRACE, N1

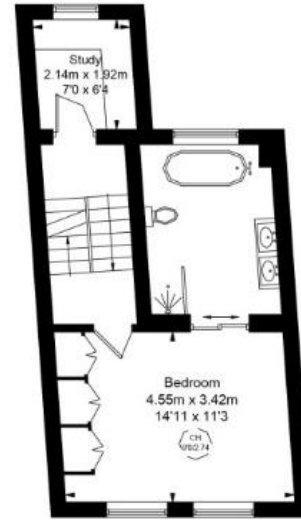


**Lower Ground Floor**

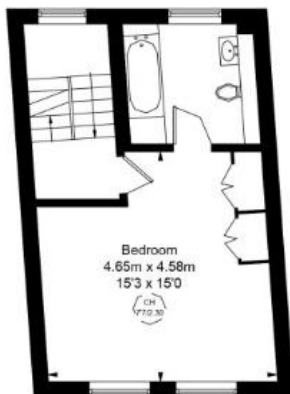
= Reduced headroom below 1.5m / 5'0



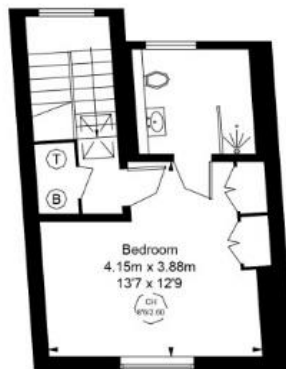
**Raised Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

= Ceiling Height

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 453 SQ FT / 42.1 SQ M  
 (EXCLUDING REDUCED HEADROOM)  
 RAISED GROUND FLOOR = 334 SQ FT / 31.0 SQ M  
 FIRST FLOOR = 397 SQ FT / 36.9 SQ M  
 SECOND FLOOR = 347 SQ FT / 32.2 SQ M  
 THIRD FLOOR = 310 SQ FT / 28.8 SQ M  
 REDUCED HEADROOM = 20 SQ FT / 1.9 SQ M  
 TOTAL = 1861 SQ FT / 172.9 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. (ID1095997)