



# Nelson Terrace

Angel, N1

Asking Price £1,375,000

A Grade II listed Freehold constructed c. 1801, set on a private road in the heart of Angel, moments from The Regent's Canal, Angel (Underground) & Upper Street.

CHESTERTONS



# Nelson Terrace

## Angel, N1

- Grade II listed
- Built in c. 1801
- Three bedrooms
- Two bathrooms
- Scope to extend and improve (STPP)
- Private road
- Granted planning permission application no. P2023/0898/LBC
- Moments from Upper Street, Angel (Underground) and the The Regent's Canal





A Grade II listed Freehold constructed c. 1801, set on a private road in the heart of Angel, moments from The Regent's Canal, Angel (Underground) & Upper Street. Accommodation is light filled and well balanced, retaining plenty of original features; Upon entering you are greeted by the dual reception space, light filled courtesy of the dual aspect, with original features that include, sash windows and a fireplace, with French doors opening to a terrace. The lower level houses the kitchen at the rear and the dining space at the front, with a shower room in between. The principal bedroom is set at the front of the first floor, complete with floor to ceiling windows with a family bathroom situated behind. There are two additional double bedrooms on the top floor. An exceptional home with scope to extend and improve (STPP). Nelson Terrace affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market. Angel Underground (Northern Line Zone 1) provides convenient access to both the City and the transport hub that is Kings Cross/ St Pancras International, with superb bus routes on St John Street, Upper Street and City Road which provide easy access to the City, Shoreditch and the West End. The property further benefits from being within the catchment area of the Hanover primary school, and within close proximity to the Ofsted 1 Rated Nursery "Hopes and Dreams" located on City Road.

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**Tenure:**Freehold

**Local Authority:** Islington Council

**Council Tax** Band G

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### *Chestertons Islington Sales*

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# NELSON TERRACE, N1



APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 423 SQ FT / 39.3 SQ M (EXCLUDING REDUCED HEADROOM)  
 RAISED GROUND FLOOR = 331 SQ FT / 30.7 SQ M  
 FIRST FLOOR = 329 SQ FT / 30.6 SQ M  
 SECOND FLOOR = 329 SQ FT / 30.6 SQ M  
 REDUCED HEADROOM = 1 SQ FT / 0.1 SQ M  
 VAULTS = 85 SQ FT / 7.9 SQ M  
 TOTAL = 1498 SQ FT / 139.2 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. (ID1118453)

