



# Bouton Place

Waterloo Terrace, N1

Asking Price £2,350,000

A beautifully presented and immaculately finished four double bedroom house with exceptional roof terrace, set within this secure, gated mews development only moments from Upper Street.



# Bouton Place

## Waterloo Terrace, N1

- Four double bedrooms
- Three bathrooms
- Design led
- Secure gated mews
- Refurbished to an exacting standard
- Exceptional terrace that spans the whole roof space
- Moments from Upper Street
- Easy access to Angel (Underground) as well as Kings Cross for Coal Drops Yard, Granary





A beautifully presented and immaculately finished four double bedroom house with exceptional roof terrace, set within this secure, gated mews development only moments from Upper Street. Accommodation is light filled, arranged over three floors with an impressive open-plan reception room/ kitchen at the top, in turn with a stunning bespoke staircase leading up to the roof terrace, which spans the whole roof space, offering a calming Oasis in the heart of Central London. This really is the piece de resistance, a truly spectacular place to both entertain and relax. On the lower floors there are four double bedrooms, two en-suite shower rooms, main bathroom and a patio to the rear. The house has been finished to an exacting standard and offers efficient, functional modern living that must be viewed to be appreciated. Situated within this mews, the property is enviably positioned right in the very heart of Islington, offering superb access to the amenities of Upper Street. Waterloo Terrace sits right in the heart of Barnsbury, affording superb access to Angel Underground station (Northern Line), along with Highbury & Islington station (National Rail and Victoria Line trains). The buzz of Upper Street is on your doorstep, alternatively the gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsburys located at the Southern end of Liverpool Road, close to Angel. Kings Cross and therefore Coal Drops Yard & Granary Square as well as St Pancras International are only one stop on the Underground, or within walking distance - ideal for shopping, eating out, getting around London and travelling to Europe.

**Tenure:** Freehold

**Service Charge:** £3471 Based on most recent statement

**Local Authority:** Islington Council

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C	79	86
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

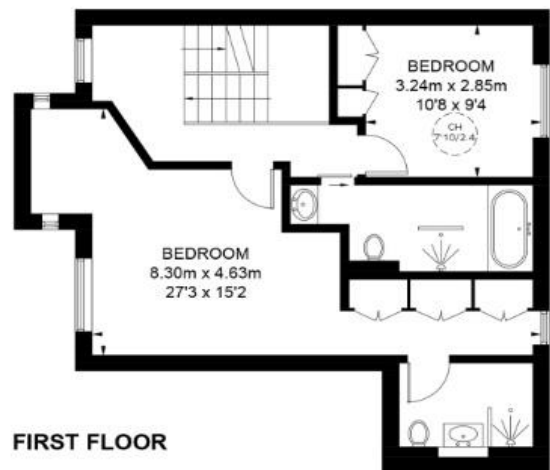
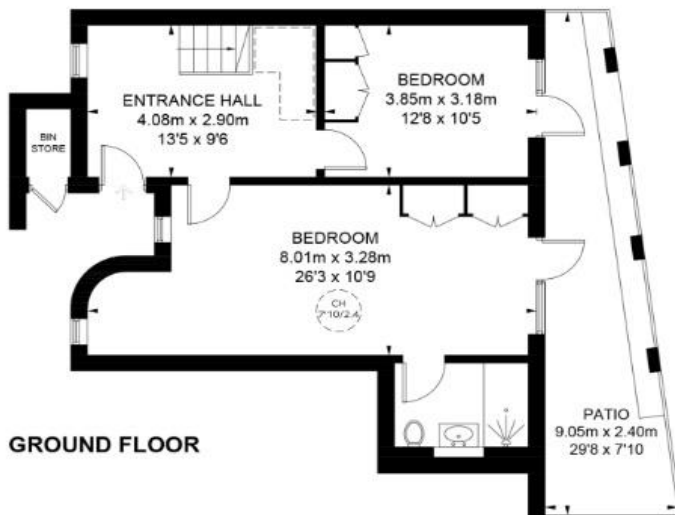
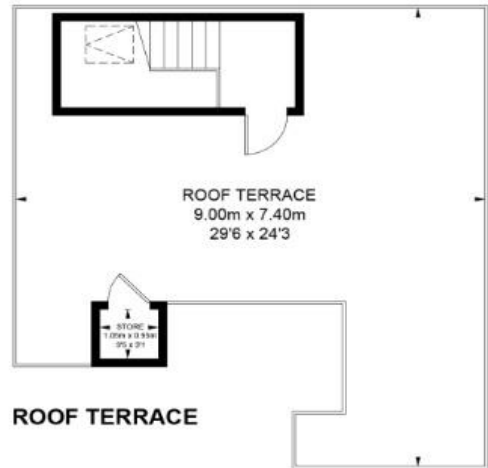
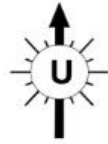
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# Bouton Place, N1



Approximate Gross Internal Area  
 Ground Floor = 546 sq ft / 50.7 sq m (Excluding Reduced Headroom)  
 First Floor = 614 sq ft / 57.0 sq m  
 Second Floor = 571 sq ft / 53.1 sq m  
 Roof Terrace = 74 sq ft / 6.9 sq m  
 Reduced Headroom = 17 sq ft / 1.6 sq m  
 Stores = 23 sq ft / 2.1 sq m  
 Total = 1845 sq ft / 171.4 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. (ID1121994)