



St. Paul Street

Islington, N1

Offers in excess of £1,000,000

A beautifully designed, contemporary 2 double bedroom, 2 bathroom house with accommodation arranged over the raised & lower ground floors and benefitting from 2 private patios.



St. Paul Street

Islington, N1

- Stunning architect designed 2 double bedroom house
- Vast dual aspect through kitchen/ dining/ reception room
- Master bedroom with en-suite bathroom & fitted walk-in dressing room
- Second double bedroom also with a walk-in wardrobe
- 2 private patios
- Superb access to Upper Street, Shoreditch, Old Street and the walks of the Regents Canal
- Set on a quiet residential street within the Arlington Square conservation area
- Walking distance to stations of Angel, Highbury and Islington, Old Street and Essex Road



A beautifully designed, contemporary 2 double bedroom, 2 bathroom house with accommodation arranged over the raised & lower ground floors and benefitting from a cleverly designed internal patio along with a further private patio accessed via the second bedroom. The house has been beautifully designed to maximise the use of light & space, with a painstaking attention to detail and quality of finish, affording well proportioned lateral accommodation which is unusual for the area. Accommodation comprises bright vast dual aspect through kitchen/ dining/ reception room with a charming internal patio, guest WC and plant room on the raised ground floor. A wide feature spiral staircase leads down to the lower ground floor which is home to 2 good size double bedrooms, the principal with a lavish en-suite bathroom complete with freestanding bath and beautifully fitted walk-in wardrobe. The second double bedroom also benefits from a beautifully fitted walk-in wardrobe and access out to a private patio. Also on the lower ground floor can be found the main family shower room.

Tenure: Freehold

Local Authority: Islington

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		88
C (69-80)	77	
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

N1 2XQ

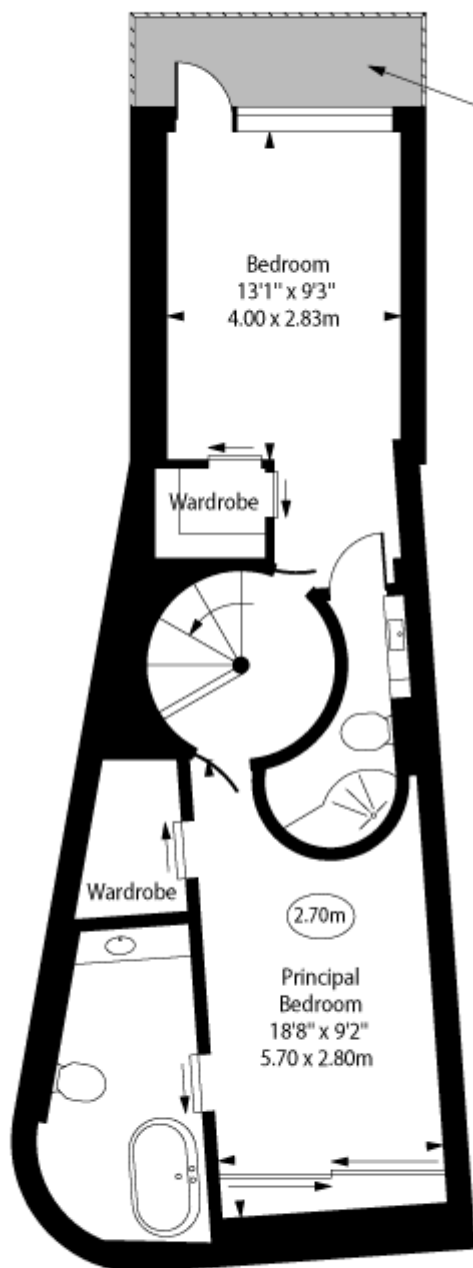
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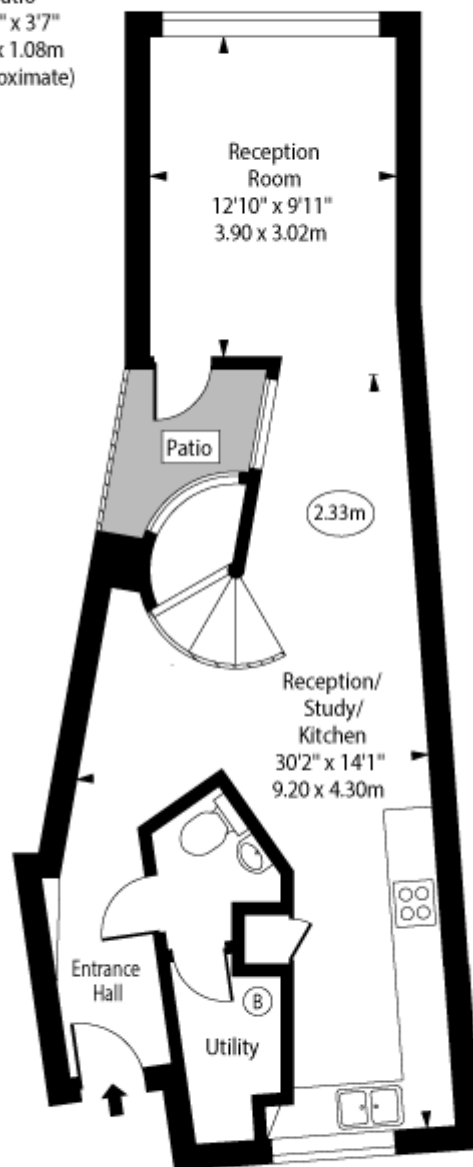
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○ - Ceiling Height



Lower Ground Floor

Patio
9'10" x 3'7"
3.00 x 1.08m
(approximate)



Ground Floor

Approx Gross Internal Area

1044 Sq Ft - 96.99 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 025689J

