



Waterfront Mews

Islington, N1

Asking Price £1,699,950

A stunning 4 double bedroom house set within this wonderful gated, private mews development fronting the canal. The property also sits within the Arlington Square conservation area, moments from the greenery and tranquillity of the square.



Waterfront Mews

Islington, N1

- Stunning 4 double bedroom house
- Secure gated mews development
- Stunning 26ft x 24ft reception room/ kitchen with views across & down the canal
- Fabulous 16ft X 14ft principal bedroom suite
- Superb access to Angel, Shoreditch, Hoxton & the City



A stunning 4 double bedroom house set within this wonderful gated, private mews development fronting the Regents canal. The property also sits within the Arlington Square conservation area, moments from the greenery and tranquillity of the square, along with the walks of the canal with its array of cafes. The ground floor is home 3 good size double bedrooms, 1 with an en-suite bathroom. Also on this floor is the main shower room. The 1st floor is home to the 16ft X 14ft principal bedroom suite complete with en-suite bathroom. To the front is a stunning 26ft X 24ft L-shape open-plan reception/ kitchen with bi-folding doors opening to the view of the canal and with the room bathed in natural light. Stairs lead up from the reception room to the top floor, with a door out on the fabulous private roof terrace, again with wonderful views down the Regents Canal and with access to a another room which can be used as a study or storage area. The many amenities of Islington Green, Upper Street, Angel and Broadway Market are just a short walk away, with the Canal towpath providing a wonderful tranquil passage. A plethora of transportation links encompassing many bus routes to the City and West End are available from both New North Road and Essex Road, with Essex Road National Rail station just a short distance away. The fashionable bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch, London Fields and Old Street are all easily accessible from this desirable location.

Tenure:Freehold

Service Charge: £1,663.88 per annum

Local Authority: Islington

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(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

N1 2XQ

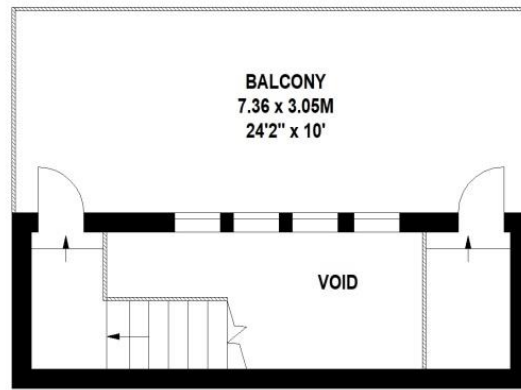
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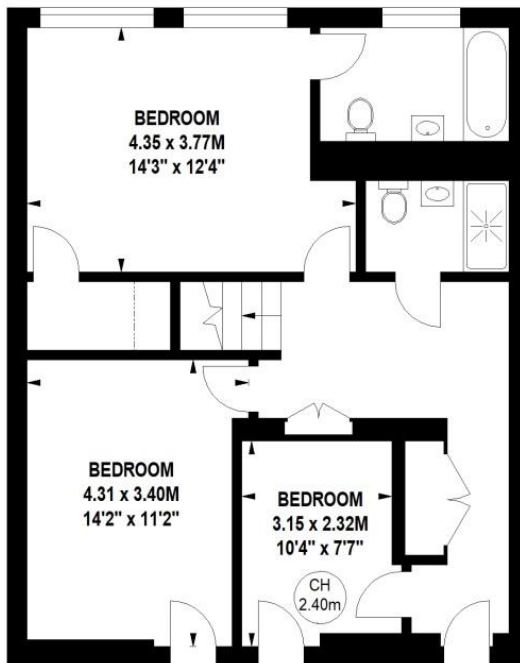
Waterfront House, N1

Approximate gross internal area
163.50 sq m / 1760 sq ft
(Including Void)
Void
7.80 sq m / 84 sq ft

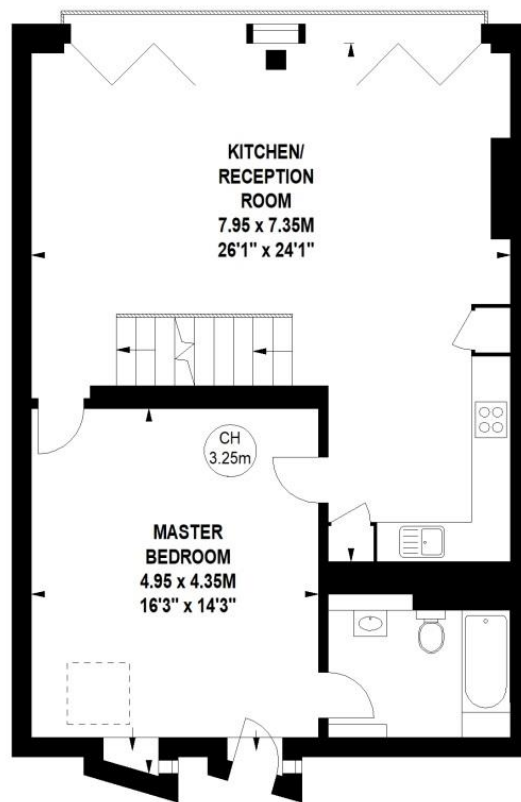


166 sq ft
Second Floor

Key :
CH - Ceiling Height



750 sq ft
Ground Floor



844 sq ft
First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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