



Arlington Avenue

Islington, N1

Asking Price £2,000,000

A beautiful recently refurbished four storey, three double bedroom two bathroom Victorian mid terraced house set within the Arlington conservation area, supremely well positioned for serene walks along the canal.

CHESTERTONS



Arlington Avenue

Islington, N1

- Freehold
- Three bedrooms
- Two bathrooms
- Garden

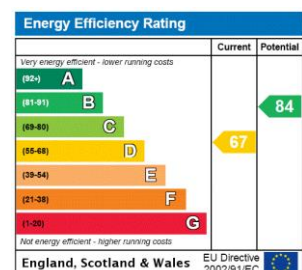


A beautiful recently refurbished four storey, three double bedroom two bathroom Victorian mid terraced house set within the Arlington conservation area, supremely well positioned for serene walks along the canal. Accommodation comprises good size double bedroom on the top (2nd) floor along with an en-suite bathroom. The 1st floor is home to the principal bedroom to the front, a good size double bedroom to the rear and a family bathroom on the half landing. The raised ground floor houses a double reception room with an abundance of period features including sash windows, original shutters, cornicing, ceiling roses and fireplaces. Situated on the half landing a separate study along with access to the south facing rear garden. The lower ground has a wonderfully cosy dining room leading onto a semi-open plan kitchen and access to the utility room which has a second entrance via the front patio. The many amenities of Islington Green, Upper Street, Angel and Broadway Market are approximately 0.6 miles 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 located 0.6 miles 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

Local Authority: Islington Council

Council Tax Band: F



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ARLINGTON AVENUE, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 374 SQ FT / 34.8 SQ M
 GROUND FLOOR = 462 SQ FT / 42.9 SQ M
 FIRST FLOOR = 434 SQ FT / 40.3 SQ M
 SECOND FLOOR = 243 SQ FT / 22.6 SQ M
 TOTAL = 1513 SQ FT / 140.6 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. (ID1162354)

