



Linton Street

Islington, N1

Asking Price £2,000,000

Nestled in the heart of the highly desirable Linton Street, this charming Victorian mid-terrace house offers a perfect blend of period charm and modern living across four storeys.



Linton Street

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- Terraced Victorian freehold house
- Four storey
- Three bedrooms & two bathrooms
- Large kitchen/dining room.
- South-east facing garden
- Quiet location
- Set within the Arlington Square Conservation area



Nestled in the heart of the highly desirable Linton Street, this charming Victorian mid-terrace house offers a perfect blend of period charm and modern living across four spacious storeys. The lower ground floor features an expansive 23'9 by 15' open-plan kitchen/dining room, creating a perfect space for both entertaining and day-to-day living. The kitchen has masses of storage and counter space, ideal for culinary enthusiasts. Direct access to the secluded 37' south-east facing garden via elegant French doors, providing a tranquil oasis, perfect for alfresco dining or a private retreat in the heart of the city. On the raised ground floor, you'll find an elegant double reception room that benefits from a dual aspect, allowing for plenty of natural light throughout the day. The room retains many original Victorian features, including high ceilings, ornate corning, and fireplaces, giving it a sophisticated yet comfortable feel. The half-landing on this level also accommodates a convenient guest W/C, adding practicality to the space. Upstairs on the first floor, the spacious principal bedroom benefits from close to three metre ceiling height and built in storage. This floor also features a large four-piece suite bathroom, with both a bath and walk-in shower. The top floor offers two further double bedrooms, both of which are light and airy, providing ample space for family, guests, or home offices, separated by a modern shower room. The 37' south-east facing garden is a true highlight of the property. Thoughtfully designed, it offers both a peaceful retreat and a great space for entertaining. Surrounded by flower beds and greenery, the garden benefits from plenty of sunlight throughout the day. Linton Street is one of the Arlington Conservation areas quieter and most sought after roads as there is no access via New North road, and only moments from the greenery of Arlington Square. The many amenities of Islington Green, Upper Street, Angel and Broadway Market are within close proximity, with the canal providing a wonderful tranquil passage. A plethora of transportation links encompassing many bus routes to the City and West End can be found at New North Road and Essex Road, with Essex Road station providing National Rail trains to Moorgate.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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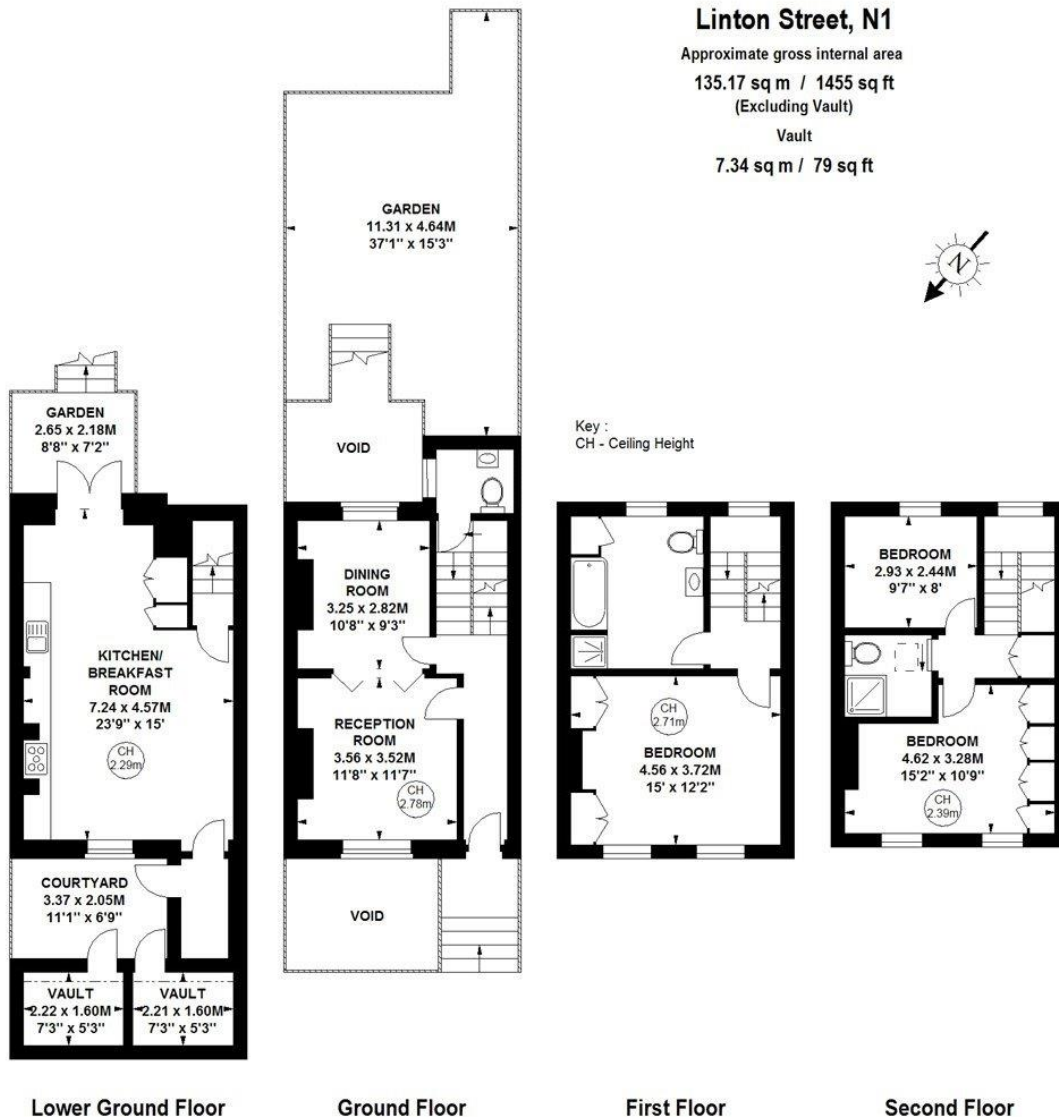
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Approximate gross internal area

135.17 sq m / 1455 sq ft
(Excluding Vault)

Vault

7.34 sq m / 79 sq ft



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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