



St. Paul Street

Islington, N1

Guide Price £1,750,000

Nestled in the heart of Islington, this charming three-bedroom, two-bathroom end-of-terrace house on St. Paul Street, offers an abundance of space, character, and potential. Arranged over four storeys, this property boasts a rare private garage.



St. Paul Street

Islington, N1

- Freehold house
- End of terrace
- Accessed via St Mary's Street
- Garage with electric door
- Larger than average reception room
- Garden



Nestled in the heart of Islington, this charming three-bedroom, two-bathroom end-of-terrace house on St. Paul Street, offers an abundance of space, character, and potential. Arranged over four storeys, this property boasts a rare private garage with an electric door, seamlessly connected to the garden—an enviable feature in this sought-after location. Additionally, there is the possibility to extend (subject to the relevant permissions), making this home a fantastic opportunity for buyers looking to add further value. The lower ground floor features a spacious kitchen with plenty of storage, counter space and a separate dining area/sitting room, allowing the purchaser to be flexible on how they use the property. There is also access to the vaults, providing excellent secure storage. On the raised ground floor, the main entrance is located at the side of the property accessed via Mary Street creating space for a wider-than-usual dual aspect, double reception room with close to three metre ceilings and large sash windows. A half-landing leads to a shower room, a conservatory which houses the utility room, and direct access to the garden, offering convenience and flexibility. The first floor has a generous principal bedroom with built in storage alongside a large family bathroom, providing ample space and comfort. Two further natural light filled double bedrooms span the top of the house completing the accommodation. St. Paul Street is one of the Arlington Square 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		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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ST PAULS STREET, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 405 SQ FT / 37.6 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 425 SQ FT / 39.5 SQ M
 FIRST FLOOR = 367 SQ FT / 34.1 SQ M
 SECOND FLOOR = 325 SQ FT / 30.2 SQ M (EXCLUDING REDUCED HEADROOM)
 GARAGE = 196 SQ FT / 18.2 SQ M
 VAULTS = 56 SQ FT / 5.2 SQ M (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM = 62 SQ FT / 5.8 SQ M
 TOTAL = 1836 SQ FT / 170.6 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. (ID1175454)