



Bromfield Street

Angel, N1

Offers in excess of £2,000,000

Nestled in the heart of Angel, this stunning four-bedroom, four-bathroom Grade II listed property combines timeless period features with modern living, across two beautifully presented maisonettes, perfect for family living or investment potential.

N.B. This is to be sold as two separate properties, one with the freehold of the building, another with a 900+ year lease. Planning permission will need to be sought after completion should one wish to convert this back to a single dwelling. There are currently two council tax bands and two separate utility bills for the two properties.



Bromfield Street

Angel, N1

- Arranged as two maisonettes
- Two council tax bands
- Four bedrooms
- Four bathrooms
- South facing garden
- Period features
- Modern refurbishment
- Grade II listed



The raised ground floor serves as the main entrance to the three-bedroom maisonette. Upon entry, the expansive open-plan reception/dining room is bathed in natural light, thanks to the high ceilings (nearly 3 metres) and large sash windows, creating a bright and welcoming atmosphere. Period features such as cornicing, ceiling rose, sash windows, shutters, fireplaces and herringbone hardwood flooring lend the space charm and character. The room is perfect for entertaining, with a guest WC and built-in storage offering added convenience. A separate, fully equipped kitchen provides access to the south-facing garden, an ideal retreat for outdoor dining or simply relaxing in the sunshine. Moving to the first floor, you'll find a separate study that offers a peaceful space for work or contemplation. The principal bedroom boasts generous proportions and an elegant four-piece en-suite bathroom, boasting luxurious fittings. The large windows ensure the room remains light and airy. On the second floor, there are two well-proportioned double bedrooms, each featuring its own en-suite bathroom. Both rooms are spacious, with built-in storage and well-designed layouts, providing the perfect blend of comfort and privacy. The lower ground floor features a self-contained one-bedroom apartment with a private patio area, making it an excellent space for guests, a rental unit, or as a separate living area. The apartment also benefits from its own independent entrance, offering a distinct level of privacy. The property is within close proximity to Angel's bustling High Street, where you'll find a wide array of independent boutiques, cafés, restaurants, and bars. Whether you're in the mood for a casual brunch or a fine dining experience, you'll have plenty of options to choose from. For shopping, the nearby Upper Street offers a mix of high-end stores and local shops. For day-to-day essentials, there are several supermarkets, including Waitrose and Sainsbury's, as well as a local farmer's market providing fresh produce on weekends. The area is also home to numerous gyms, spas, and fitness studios to cater to an active lifestyle. The location is highly accessible via excellent transport links, with Angel Underground Station on the Northern Line, providing quick and easy access to key destinations like King's Cross, Bank, and Leicester Square. The area is also well-served by bus routes, with several nearby stops providing connections to destinations across Central and North London. For those who prefer cycling, there are numerous cycle lanes and bike hire stations in the area. This location is perfect for those who desire the vibrancy of urban living, combined with excellent transport options and a wealth of local amenities right on the doorstep.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: G

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | 64 | 75 |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

