

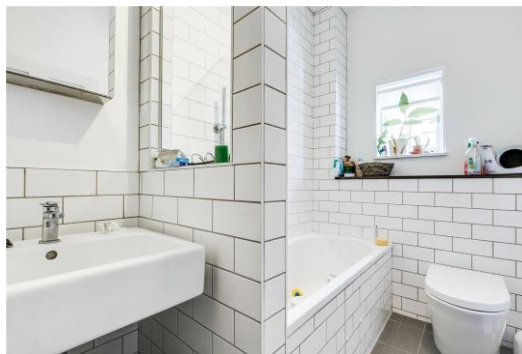


Colebrooke Row

Angel, N1

Offers in excess of £2,200,000

A delightful 4 bedroom house, situated right in the very heart of Angel and within the Duncan Terrace/ Colebrooke Row conservation area. Colebrooke Row affords superb access to an absolute wealth of local shops, bars and restaurants.



Colebrooke Row

Angel, N1

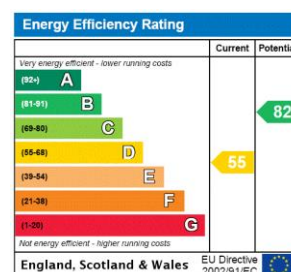
- A delightful 4 Bedroom house
- Situated right in the very heart of Angel
- Within the Duncan Terrace/ Colebrooke Row conservation
- Two bathrooms
- Private Outside Space



A delightful 4 double bedroom Georgian house, situated right in the very heart of Angel and within the Duncan Terrace/ Colebrooke Row conservation area. Accommodation comprises 4 double bedrooms, two family bathrooms, separate WC, large reception/dining room with direct access out onto a patio, separate utility room, modern kitchen with direct access out to a large garden. Upon entry to the house you are greeted by a beautiful 21ft dual aspect reception room bathed in natural light complete with plantation shutters, exposed floorboards and a charming exposed brock & marble fireplace. To the right on the ground floor is a double bedroom or study with views over the garden. On the lower ground floor can be found a well-proportioned dining room with patio doors opening to the charming private patio which via a wrought iron staircase gives access up to street level. To the rear is a well equipped and modern kitchen also with patio doors opening to the private rear garden. Accessed off the kitchen is a good size utility room. The lower ground floor is also home to a guest WC. On the 1st floor there can be found a delightful dual aspect double bedroom to the front, with a further double bedroom to the rear and a bathroom in between. The top (2nd) floor is home to a another well-proportioned dual aspect double bedroom and the principal bathroom with various fitted cupboards for storage. Colebrooke Row affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to both the City and the transport hub that is Kings Cross/ St Pancras International, with superb bus routes on St John Street, Upper Street, Pentonville Road and City Road.

Tenure:Freehold

Local Authority: islington



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Colebrook Row, N1

Approximate gross internal area

149.10 sq m / 1605 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. Copyright of FeaturePRO.

