



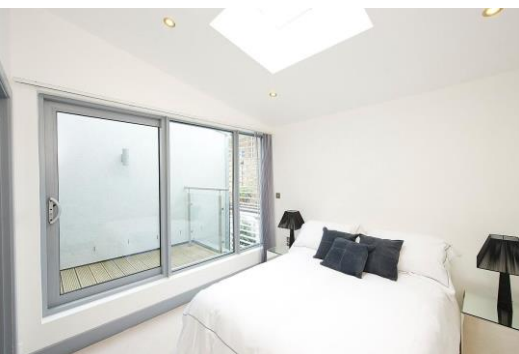
Waterfront Mews

Islington, N1

Asking Price £1,250,000

A beautifully presented 2 double bedroom house set within this secure gated mews development fronting the Regent's Canal. The property also sits within the Arlington Square conservation area, moments from the greenery and tranquillity of the square.

CHESTERTONS



Waterfront Mews

Islington, N1

- 2 double bedroom mews house
- Fabulous 1st floor reception room fronting the canal
- Principal bedroom with en-suite bathroom
- Secure gated development
- Superb access to Angel, Hoxton, Shoreditch & Old Street
- Private roof terrace overlooking the canal



A beautifully presented 2 double bedroom house set within this secure gated mews development fronting the Regent's Canal. The property also sits within the Arlington Square conservation area, moments from the greenery and tranquillity of the square, along with the walks of the canal. Accommodation comprises double bedroom on the ground floor, along with a spacious kitchen/ dining room and a shower room, open tread staircase leading up to the 1st floor where you can find the master bedroom with en-suite bathroom and the reception room with a wall of bi-folding glass doors opening to views down the canal. Steps lead up from the reception room to the top floor, with a door out on the fabulous private roof terrace, with access to another room, which can be used as a study or storage area. The many amenities of Islington Green, Upper Street, Angel and Broadway Market are just a short walk 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 just a short distance 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.

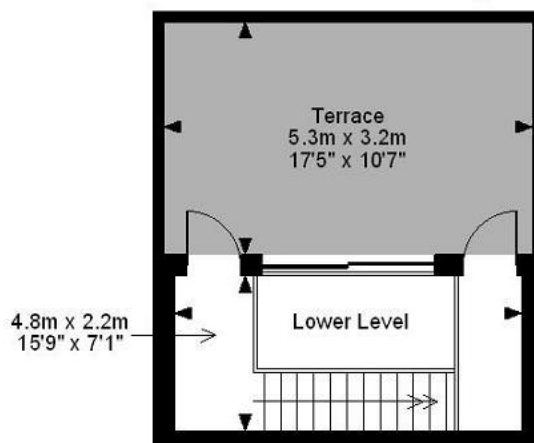
Tenure: Freehold
Local Authority: Islington
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

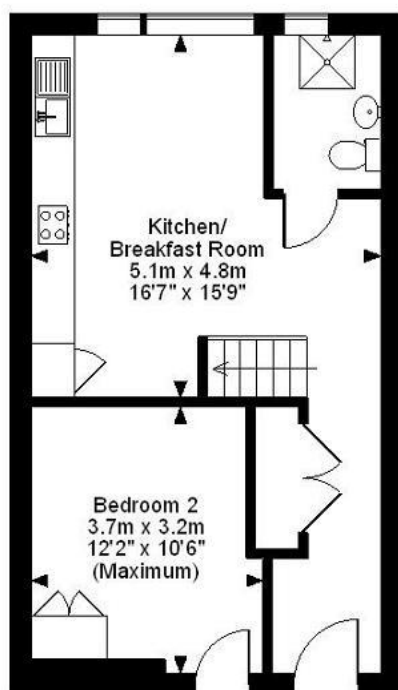
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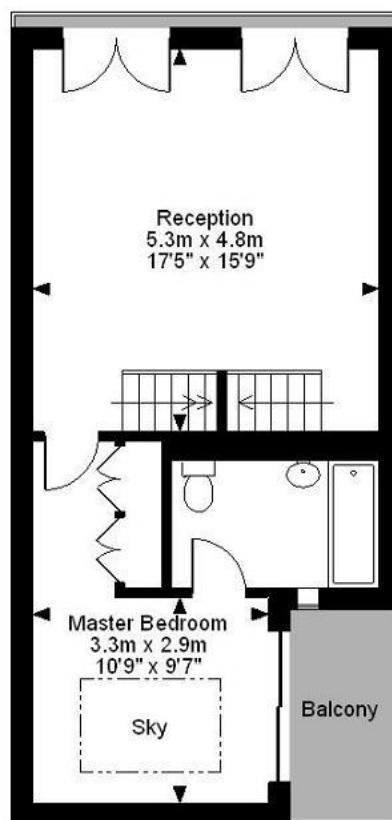
Waterfront Mews, N1
Approximate Gross Internal Area
1025 Sq Ft/96 Sq M



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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