



# Prebend Street

Islington, N1

O.I.E.O £1,350,000

Nestled on the picturesque Prebend Street, this elegant Victorian three-storey house offers 1,245 square feet of beautifully preserved period charm combined with modern convenience in the Arlington Conservation Area.

**CHESTERTONS**





# Prebend Street

## Islington, N1

- Victorian Mid-Terrace House
- Two Bedrooms
- One Bathroom
- South-East Facing Garden
- Arlington Square Conservation Area





Upon entering the raised ground floor, you are welcomed into a delightful reception room featuring classic period details such as a traditional fireplace, sash windows, and original shutters that fill the space with character and warmth. Towards the rear, bedroom two overlooks a tranquil, private garden, providing a peaceful retreat. The first floor boasts a bright and spacious principal bedroom with ample built-in storage. Adjacent is a generous four-piece family bathroom, thoughtfully designed with built-in cupboards for additional practicality. The lower ground floor is perfectly suited for entertaining, featuring a 16' x 10' dining room that flows seamlessly into a galley kitchen. From here, direct access leads out to a south-east facing garden measuring 16' x 19', ideal for relaxing or al fresco dining in the sunshine. At the front of the lower ground floor, a handy storage room opens onto a front patio and the historic Vaults. Prebend Street is ideally situated within a vibrant and well-connected neighbourhood offering an array of local amenities. Just moments away, you'll find charming cafés, independent boutiques, and the greenery of Arlington Square, creating a lively yet welcoming community atmosphere. Transport links are excellent, with nearby bus routes and tube stations providing swift connections to central London and beyond, perfect for commuters and city explorers alike. The street benefits significantly from the Local Traffic Neighbourhood (LTN) initiative, ensuring reduced traffic flow, safer streets, and a quieter environment — enhancing the overall quality of life and making it especially appealing for families and those seeking tranquillity without compromising on convenience. This Victorian gem on Prebend Street truly offers the perfect balance of historic charm, modern living, and an unbeatable location.

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**Tenure:** Freehold

**Local Authority:** Islington

**Council Tax Band:** F

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

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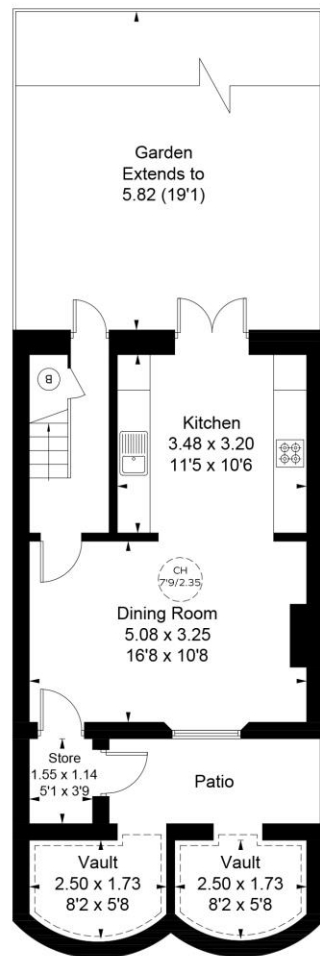
# PREBEND STREET, N1

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 397 SQ FT / 36.9 SQ M  
 RAISED GROUND FLOOR = 374 SQ FT / 34.7 SQ M  
 (EXCLUDING VAULT / REDUCED HEADROOM)  
 FIRST FLOOR = 381 SQ FT / 35.4 SQ M  
 VAULT / REDUCED HEADROOM = 93 SQ FT / 8.7 SQ M  
 TOTAL = 1245 SQ FT / 115.7 SQ M

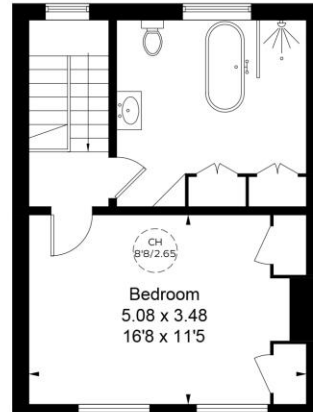


 = Reduced headroom below 1.5m / 5'0

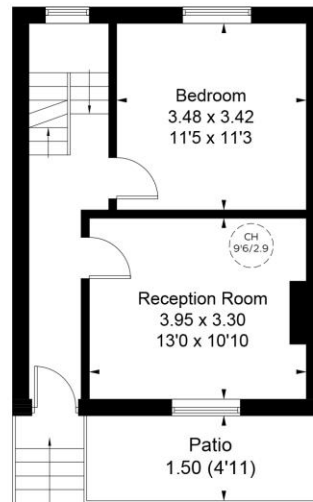
 = Ceiling Height



**LOWER GROUND FLOOR**



**FIRST FLOOR**



**RAISED GROUND FLOOR**

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. (ID1219943)

