



# Burgh Street

Islington, N1

Asking Price £1,500,000

Nestled in the heart of the vibrant N1 postcode, this stunning freehold house on Burgh Street offers an exceptional blend of contemporary design and charming character.

**CHESTERTONS**



## Burgh Street

Islington, N1

- Freehold house
- Two bedrooms
- Two bathrooms
- Roof terrace & patio
- Vaulted ceiling
- Beautifully refurbished



Boasting two bedrooms and two bathrooms—including a luxurious en-suite—the property has been beautifully and tastefully refurbished throughout. Entering on the ground floor, you are greeted by a striking mezzanine that leads down into a bright and airy reception room with soaring double-height ceilings, flooded with natural light. The reception flows seamlessly into an exquisite, extended kitchen featuring a pitched roof conservatory, creating a unique and inviting space perfect for entertaining. Adjacent to the kitchen, practical storage houses the electricity and gas meters\*. The dining room opens onto a private patio. On the ground floor, you'll find the second bedroom alongside a beautifully designed bathroom, complemented by additional built-in storage in the entrance hallway. Upstairs, the principal bedroom offers a serene sanctuary with built-in storage and a gorgeous en-suite bathroom. A further staircase leads from the principal bedroom to a private roof terrace, complete with an electric retractable roof. This space provides far-reaching views and uninterrupted sunlight—perfect for relaxing or entertaining in privacy. Burgh Street, located within the Duncan Terrace/Colebrooke Row Conservation area is perfectly situated to enjoy all the amenities of the vibrant Islington area. Just moments away, you'll find a diverse array of cafes, boutique shops, and popular restaurants catering to all tastes. The nearby Camden Passage is famous for its charming markets and antique shops, offering a lively cultural experience. For transport, the property benefits from excellent links. Angel Underground Station (Northern Line) is within easy walking distance, providing quick access to the City, West End, and beyond. Multiple bus routes run along Upper Street and Kingsland Road, making commuting and exploring the city effortless. Additionally, the area is well-served by local bike routes and easy access to main road networks, ideal for drivers. This exceptional home combines stylish living spaces, thoughtful design, and unbeatable location—an ideal urban retreat in one of London's most sought-after neighbourhoods.

\*A portion of the vault/store and front patio is held on a separate title on a long lease.

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

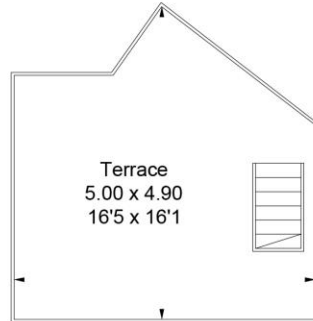
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    | 89 B      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Islington Sales*

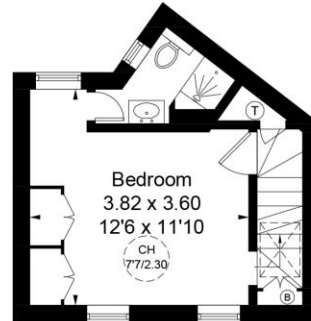
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# BURGH STREET, N1

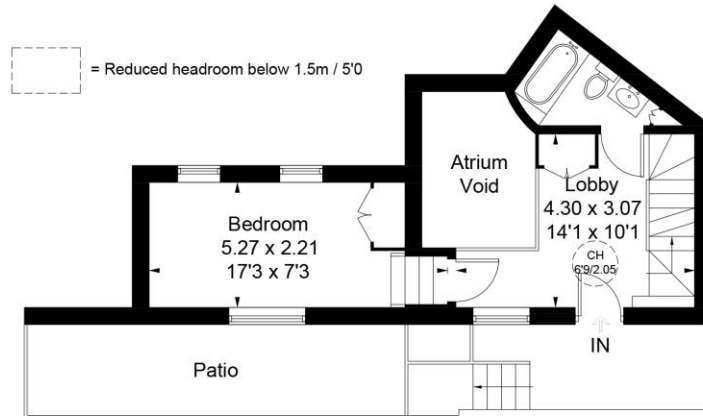
APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 355 SQ FT / 33.0 SQ M  
 (EXCLUDING REDUCED HEADROOM / VAULT / STORE)  
 GROUND FLOOR = 256 SQ FT / 23.8 SQ M  
 (EXCLUDING ATRIUM VOID)  
 FIRST FLOOR = 206 SQ FT / 19.1 SQ M  
 REDUCED HEADROOM / VAULT / STORE = 74 SQ FT / 6.9 SQ M  
 TOTAL = 891 SQ FT / 82.8 SQ M



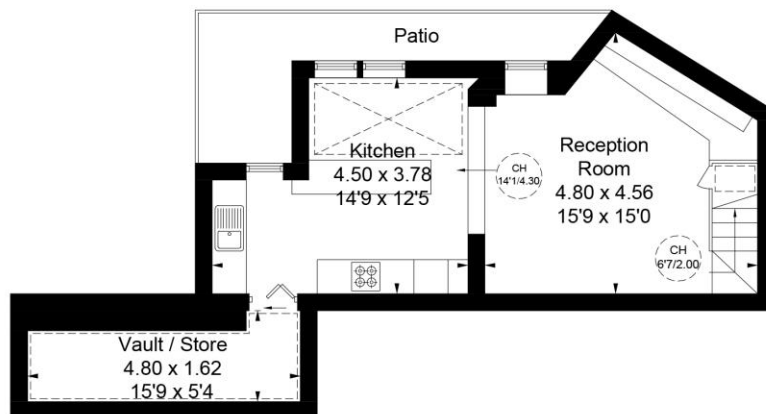
**ROOF TERRACE**



**FIRST FLOOR**



**RAISED GROUND FLOOR**



**LOWER 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. (ID1241586)