



Bromfield Street

Angel, N1

Asking Price £2,000,000

Nestled in the heart of Angel on the peaceful and sought-after Bromfield Street, this beautifully preserved three-bedroom Grade II listed freehold house offers an exceptional blend of historic charm and modern convenience. Spanning approximately 1,845 square feet and boasting a generous 42-foot rear garden, this elegant Georgian home is a rare find in one of Islington's most desirable enclaves.

CHESTERTONS



Bromfield Street

Angel, N1

- Grade II Listed Georgian freehold
- Four storey
- Three bedrooms
- Two bathrooms
- 42' rear garden



As you enter via the raised ground floor, you're welcomed into a stunning double reception room, bathed in natural light thanks to its dual aspect outlook over tranquil Bromfield Street and the expansive garden. Period details are beautifully preserved, including original fireplaces, exposed wooden floorboards, and working shutters, lending an air of timeless sophistication. On the lower half landing, you'll find a well-placed guest cloakroom and direct access to the garden—perfect for entertaining or relaxing outdoors. The lower ground floor opens into a spacious open-plan kitchen and dining area, featuring a separate utility room and access to the front patio and vaults, offering ample storage and functionality. The first floor comprises a generously proportioned principal bedroom (15' x 13') with views over the quiet street, complemented by a large four-piece family bathroom to the rear. On the second floor, two further double bedrooms both benefit from built-in wardrobes, while a mezzanine-level shower room serves the upper floor with style and convenience. Set within the Barnsbury Conservation Area, Bromfield Street is a picturesque, tree-lined street known for its peaceful atmosphere and elegant period homes. Despite its quiet charm, it sits just moments away from the vibrant energy of Upper Street, with its diverse array of independent boutiques, cafes, gastropubs, restaurants, and art-house cinemas. Connectivity is excellent, with Angel Underground Station (Northern Line) within close proximity, providing direct access to the City and West End. Highbury & Islington Station (Victoria Line, London Overground, and National Rail) is also nearby, offering quick links across London and beyond. Numerous bus routes run along Upper Street and Liverpool Road, making commuting and getting around London both simple and efficient. This elegant period home on Bromfield Street represents a rare opportunity to own a substantial, character-filled house in the heart of one of London's most vibrant and well-connected neighbourhoods.

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

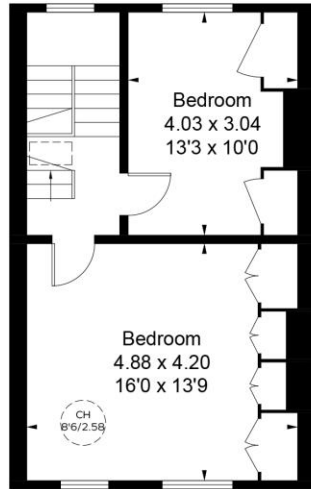
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

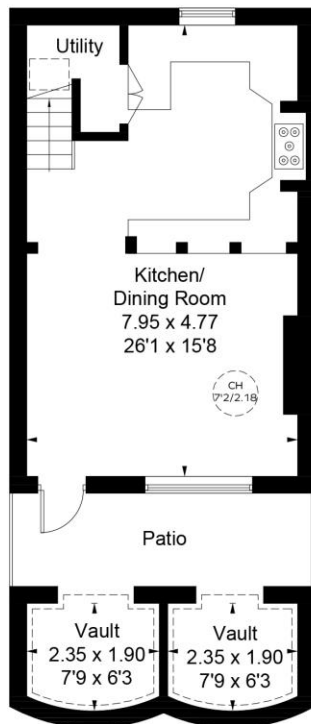
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BROMFIELD STREET, N1

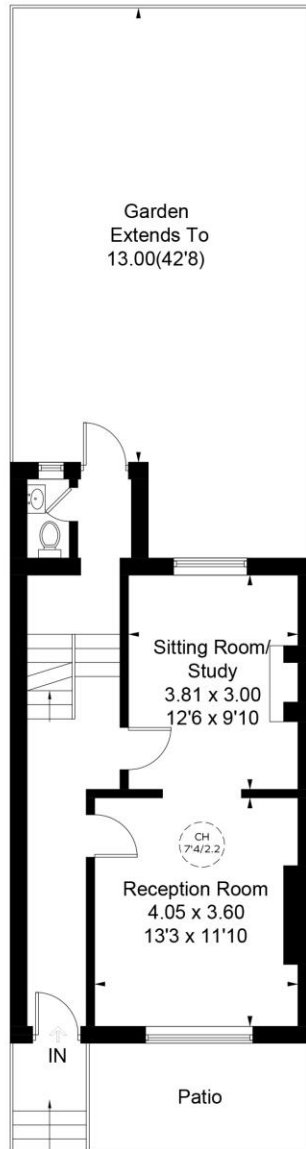
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
LOWER GROUND FLOOR = 412 SQ FT / 38.3 SQ M
RAISED GROUND FLOOR = 450 SQ FT / 41.8 SQ M
FIRST FLOOR = 413 SQ FT / 38.4 SQ M
SECOND FLOOR = 424 SQ FT / 39.4 SQ M
MEZZANINE = 41 SQ FT / 3.8 SQ M
REDUCED HEADROOM / VAULTS = 105 SQ FT / 9.7 SQ M
TOTAL = 1845 SQ FT / 171.4 SQ M



SECOND FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR

□ = Reduced headroom below 1.5m / 5'0"

CH = Ceiling Height



MEZZANINE



FIRST 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. (ID1242432)

