



# Hermit Street

Finsbury, EC1V

Guide Price £1,500,000

This elegant three-bedroom charming Victorian townhouse spans four thoughtfully designed storeys, perfectly blending period charm with modern living.

CHESTERTONS



# Hermit Street

## Finsbury, EC1V

- Victorian townhouse
- Four storeys
- Three bedrooms
- 22' garden
- Excellent location



Upon entering on the ground floor, you are welcomed by a double-aspect reception room, awash with natural light and offering serene views over the private garden and the peaceful Hermit Street. A convenient half landing leads to direct access to the generous 22' rear garden—a perfect outdoor retreat. The first floor features the principal bedroom measuring 13' x 12', complemented by a stylish four-piece family bathroom, providing both comfort and luxury. On the second floor, you will find two further well-proportioned bedrooms. The lower ground floor is dedicated to a practical galley kitchen and a dining room with ample space for entertaining. Situated within the highly sought-after New River Conservation Area, Hermit Street offers a tranquil and historic setting while being remarkably well-connected. The street is known for its quiet charm, leafy surroundings, and proximity to a wealth of local amenities. Just moments away, residents can enjoy boutique shops, cafes, and restaurants that cater to every taste. For commuters, excellent transport links are at your doorstep, with nearby stations providing quick access to central London and beyond. Frequent bus routes also run along key roads close to Hermit Street, making daily travel effortless. This property presents a rare opportunity to own a beautifully maintained Victorian home in one of the area's most desirable locations—offering both a peaceful retreat and vibrant community living.

**Tenure:** Freehold

**Local Authority:** Islington Council

**Council Tax Band:** G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

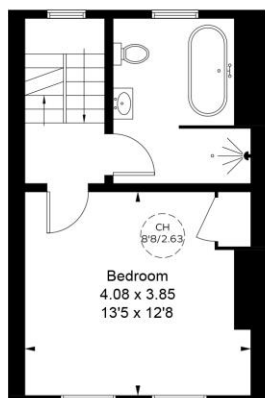
# HERMIT STREET, EC1V

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM)  
 LOWER GROUND FLOOR = 281 SQ FT / 26.1 SQ M  
 RAISED GROUND FLOOR = 289 SQ FT / 26.8 SQ M  
 FIRST FLOOR = 302 SQ FT / 28.1 SQ M  
 SECOND FLOOR = 302 SQ FT / 28.1 SQ M  
 REDUCED HEADROOM = 11 SQ FT / 1.0 SQ M  
 TOTAL = 1185 SQ FT / 110.1 SQ M

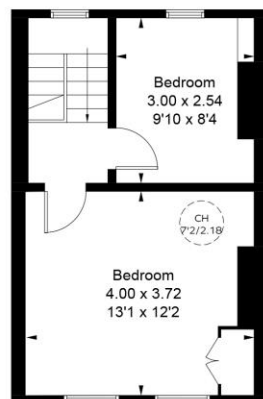


 = Reduced headroom below 1.5m / 5'0"

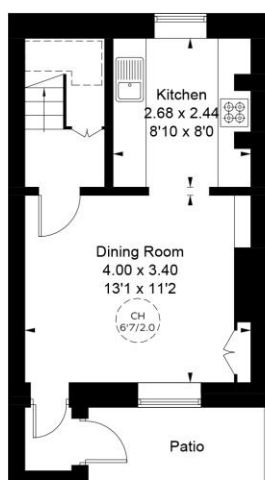
 = Ceiling Height



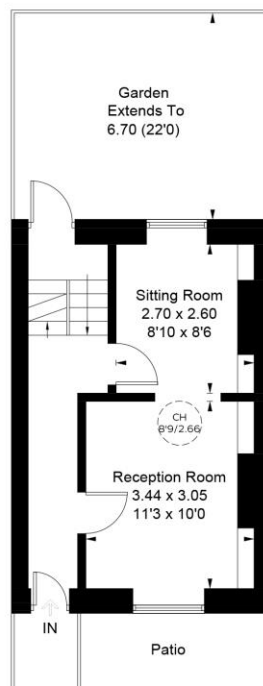
FIRST FLOOR



SECOND FLOOR



LOWER GROUND 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. (ID1244987)

