



Rydon Street

Arlington Conservation Area, N1

Guide Price £1,750,000

A rare opportunity to acquire a unique semi detached Freehold, retaining a wealth of ornate period details and benefitting from side access, set within the Arlington Conservation area.

CHESTERTONS



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- A 3-bedroom semi-detached house
- Retaining many original features
- Arranged over 4 floors
- Double glazing
- Secure courtyard entrance
- Bike storage
- Arlington Conservation Area
- Great transport links



Accommodation is well proportioned and benefits from a rarely found courtyard entrance, providing useful external storage and extra security. The entrance provides access to the beautiful original staircase, with kitchen and dining rooms housed on the raised ground floor. The kitchen features a fabulous original ceiling from 1840, with original ceiling rose and coving. The dining space is situated at the front of the raised level, complete with marble fireplace, polished wooden floors and flooded in natural light courtesy of double glazed south and west facing windows. A spacious double reception room occupies the lower level, with a partition that divides the space if required. Ample built in storage and a wood burning stove further enhance this living space. Accessible from this level is a larger than average, secluded garden with patio and further benefitting from street access. A family bathroom is found on this level, with a further bathroom upstairs. There are two large double bedrooms on the first floor, which enjoy wider than average space given the plot the house sits on as it fans out toward the rear. The front bedroom is the larger and enjoys an impressive and unobstructed tree filled view over the garden through two large sash windows. Given the position on the street, the bedroom is not overlooked. A third bedroom/study space can be found on the top floor. It should be noted that (STPP) it is possible to create additional space by converting the entire loft space. Rydon Street is set within the Arlington conservation area, moments from the greenery of Arlington Square. The many amenities of Islington Green, Upper Street, Angel and Broadway Market are a short walk away, with the canal providing a wonderful tranquil passage. A plethora of transportation links encompassing many bus routes to the City and West End can be found at New North Road and Essex Road, with Essex Road station providing National Rail trains to Moorgate. The trendy bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch, London Fields & Old Street are all easily accessible.

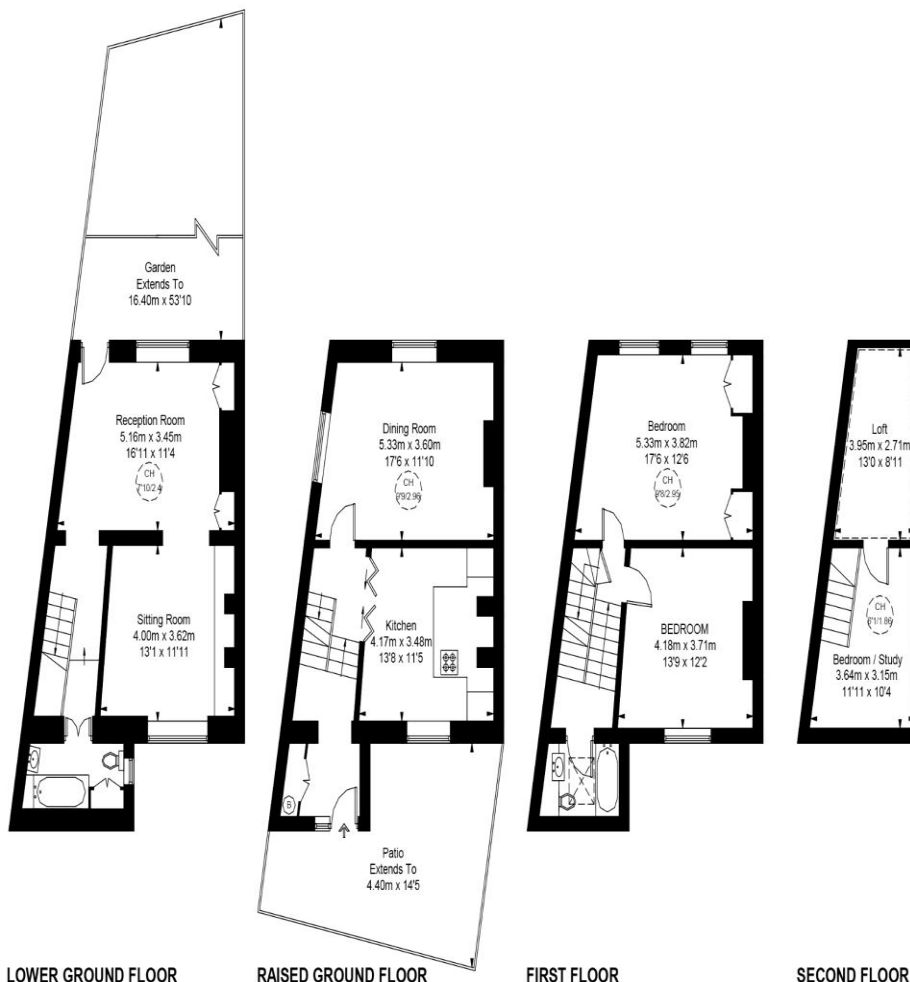
Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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RYDON STREET, N1



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 482 SQ FT / 44.8 SQ M
 RAISED GROUND FLOOR = 472 SQ FT / 43.8 SQ M
 FIRST FLOOR = 483 SQ FT / 44.9 SQ M
 SECOND FLOOR = 116 SQ FT / 10.8 SQ M (EXCLUDING LOFT / REDUCED HEADROOM)
 LOFT / REDUCED HEADROOM = 88 SQ FT / 8.2 SQ M
 TOTAL = 1641 SQ FT / 152.5 SQ M

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. (ID1038160)

