



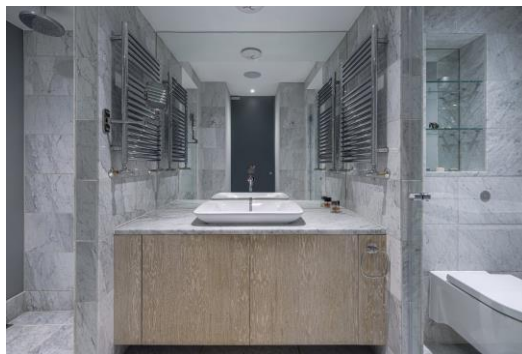
River Street Mews

Angel, EC1R

Asking Price £2,250,000

A wonderfully bright, architecturally designed, 3 bedroom, 2 bathroom house with a wonderful private roof terrace set in a gated mews, securely and peacefully tucked away moments from Myddelton Square and the sought after amenities of Amwell Street.

CHESTERTONS



River Street Mews

Angel, EC1R

- 3 double bedroom mews house
- Principal bedroom with en-suite shower room
- Hugely impressive open-plan 1st floor reception/ dining/ kitchen
- Terraces at each level topped off by a wonderful private roof terrace atop the house
- Secure gated mews development of 6 homes designed by Tasou Associates
- Superb access to Exmouth Market



The mews itself comprises just 6 homes designed by the renowned Tasou Associates Architects. The accommodation comprises an inviting wide hallway affording access to each of the 3 bedrooms on the ground floor. One of the bedrooms (currently being used as a study), with excellent built in storage is set to the right of the house. Located to the rear with views over the courtyard are two bright double bedrooms with the principal bedroom benefiting from built in wardrobes and a fabulous en-suite bathroom with underfloor heating. The ground floor also houses the family bathroom and a utility cupboard. A vast dual aspect open-plan kitchen/ dining/ reception room occupies the whole of the 1st floor, a hugely impressive space and ideal for entertaining, with the benefit of direct access to a small roof terrace. A particular architectural feature is the floating staircase which leads up to the fabulous private roof terrace sitting atop the house. Planted with mature trees & shrubs the terrace affords views over Quentin Blake Centre for Illustration, a 300-year-old former waterworks. River Street Mews is a wonderful tranquil setting in amongst more vibrant surroundings, supremely well positioned for access to a plethora of amenities of Amwell Street, as well as Sadlers Wells Theatre, the gardens of Myddelton Square, the renowned eateries and bars of Exmouth Market, Upper Street and Camden Passage. The City & the West End are both within walking distance. The nearest public transport links are Angel (Northern Line), Farringdon Station (London Underground Circle Line, Hammersmith & City Line and Metropolitan Line and National Rail services). Kings Cross/ St Pancras International is just 1 stop from Angel, with the Eurostar Terminus offering trains to mainland Europe.

Tenure:Freehold

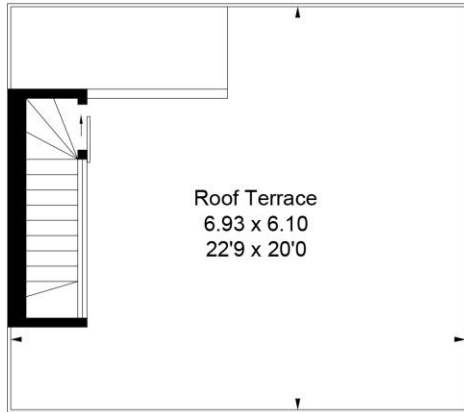
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RIVER STREET MEWS, EC1R

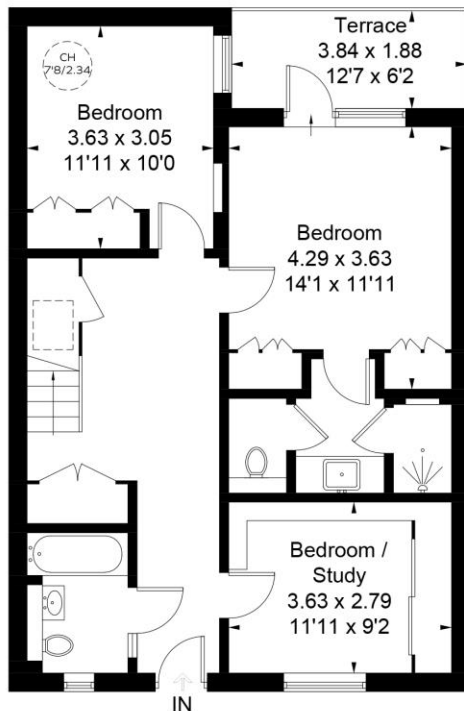
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR = 719 SQ FT / 66.8 SQ M
FIRST FLOOR = 692 SQ FT / 64.3 SQ M
SECOND FLOOR = 33 SQ FT / 3.1 SQ M
REDUCED HEADROOM = 8 SQ FT / 0.7 SQ M
TOTAL = 1452 SQ FT / 134.9 SQ M



SECOND FLOOR

= Reduced headroom below 1.5m / 5'0

= Ceiling Height



GROUND FLOOR



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. (ID1252250)