



Balfe Street

Islington, N1

Asking Price £1,600,000

A superb freehold house in the highly desirable Keystone Crescent Conservation Area, just moments from King's Cross, this four-bedroom, two-bathroom home has well-proportioned living space with a private garden and roof terrace.

CHESTERTONS



Balfe Street

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- Four storey
- Four bedrooms
- Two bathrooms
- Garden & Roof terrace
- Located close to Kings Cross



As you enter on the ground floor, you are welcomed into a bright and airy 22' x 14' open plan kitchen/dining room, with large windows that frame views over the garden and allow light to flood the space— perfect for entertaining or family living. Descending to the lower ground floor, you'll find bedroom four, alongside a shower room, and a handsome additional reception room that opens directly onto the private garden — creating a seamless indoor outdoor dynamic. On the first floor, there are two further bedrooms and the family bathroom. These rooms are well sized and benefit from good natural light and quiet views towards the back of the property. The top floor is dedicated to the principal bedroom, which enjoys a secluded feel and direct access to a terrace. From the rooftop terrace you get lovely views over neighbouring rooftops. Balfe Street, within the Keystone Crescent Conservation Area, is an elegant and quiet pocket just to the north east of King's Cross. It offers the rare combination of calm residential character alongside superb proximity to the dynamic amenities, cultural attractions and international transport connections of King's Cross and nearby neighbourhoods. Within close proximity to King's Cross & St. Pancras, meaning easy access to shops, restaurants, cafés, galleries and cultural venues (including Coal Drops Yard and Granary Square). King's Cross & St. Pancras stations are a few minutes away, offering multiple Underground lines (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria) and national / international services via Thameslink, Midlands, and Eurostar. Various bus routes run through the area, giving rapid connections to neighbouring districts such as Camden, Bloomsbury, Islington and the City. Excellent pedestrian links to Regent's Canal, Granary Square and the Regent's Park stretch; also well served by Santander cycle hire docking stations nearby.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		85 B
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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BALFE STREET, N1

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM)

LOWER GROUND FLOOR = 330 SQ FT / 30.7 SQ M

GROUND FLOOR = 335 SQ FT / 31.1 SQ M

FIRST FLOOR = 348 SQ FT / 32.3 SQ M

SECOND FLOOR = 215 SQ FT / 20.0 SQ M

EXTERNAL STORE = 13 SQ FT / 1.2 SQ M

REDUCED HEADROOM = 8 SQ FT / 0.7 SQ M

TOTAL = 1249 SQ FT / 116.0 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. (ID1249188)

