



Ellington Street

Islington, N7

Asking Price £3,250,000

A very well-kept Grade II listed townhouse set within the desirable St Mary Magdalen Conservation Area, this exceptional five-storey home offers four bedrooms, three bathrooms and three elegant reception rooms, complemented by a beautifully landscaped 36' private garden.

CHESTERTONS



Ellington Street

Islington, N7

- St Mary Magdalene Conservation Area
- Five-Storey
- Four Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Steeped in Period Features
- Excellent Decorative Order

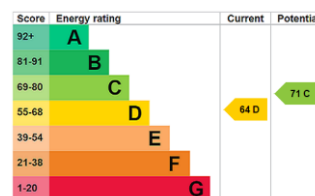


You enter the house on the raised ground floor into a stunning double, dual -aspect reception room, rich in original period features and boasting impressive 10' ceiling heights, creating a wonderful sense of space and light. The lower ground floor features a dining room that flows into an open-plan kitchen, perfect for family living and hosting. A separate utility room adds practicality, while direct access leads out to the fully planted patio garden to the front and to the secluded 36' garden to the back , offering an ideal space for outdoor dining and relaxation. The first floor provides an elegant reception room, flooded with natural light from two floor -to-ceiling sash windows, ideal for entertaining. The other room on this floor has recently been fitted out for use as a home office/ bedroom. The second floor is dedicated to the principal bedroom, complete with built -in wardrobes and a generous en-suite bathroom. On the top floor are two further double bedrooms, both with built -in wardrobes, and a well -appointed family bathroom. Ellington Street is a picturesque, tree-lined residential street known for its handsome period architecture and peaceful village feel, yet it sits moments from the vibrancy of Islington. Residents enjoy easy access to an excellent array of local amenities, including independent shops, cafés and restaurants along Upper Street and Camden Passage, as well as everyday conveniences close by. Green spaces such as Arundel Square Gardens ,Highbury Fields ,and Paradise Park are close by . and the walks along Regent's Canal are also within easy reach. Transport links are superb, with Highbury & Islington Station (Victoria line, London Overground and National Rail) nearby, providing swift connections across London. Caledonian Road (Piccadilly line) and a variety of bus routes further enhance accessibility, making this an ideal location for both city living and commuting. This is a rare opportunity to acquire a beautifully presented period townhouse in one of Islington's most sought-after conservation areas, combining timeless character with generous living space and a prime London location.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: G



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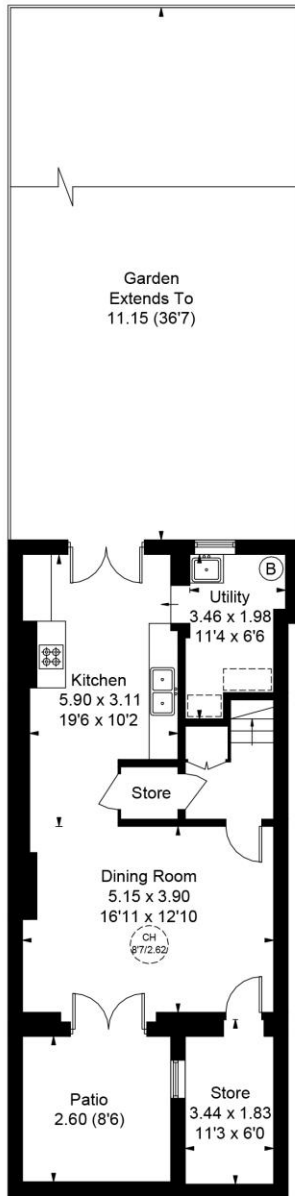
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ELLINGTON STREET, N7

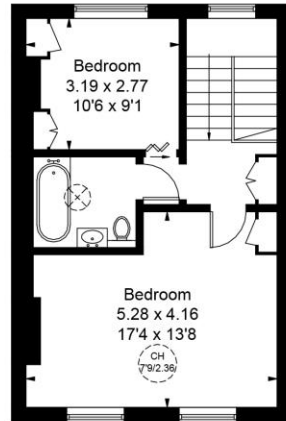
APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 618 SQ FT / 57.4 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 550 SQ FT / 51.1 SQ M
 FIRST FLOOR = 503 SQ FT / 46.8 SQ M
 SECOND FLOOR = 461 SQ FT / 42.8 SQ M
 THIRD FLOOR = 461 SQ FT / 42.8 SQ M
 REDUCED HEADROOM = 12 SQ FT / 1.1 SQ M
 TOTAL = 2605 SQ FT / 242.0 SQ M



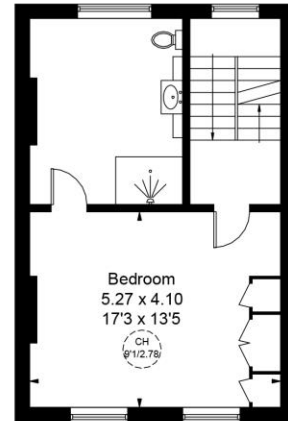
 = Reduced headroom below 1.5m / 5'0"



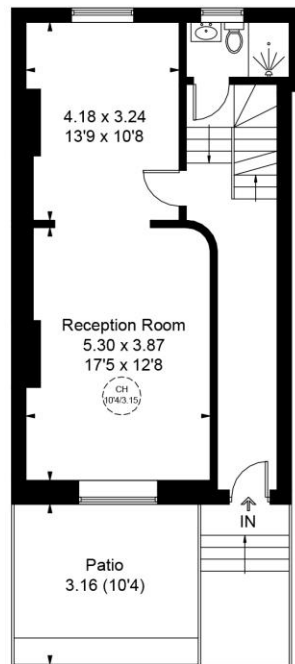
LOWER GROUND FLOOR



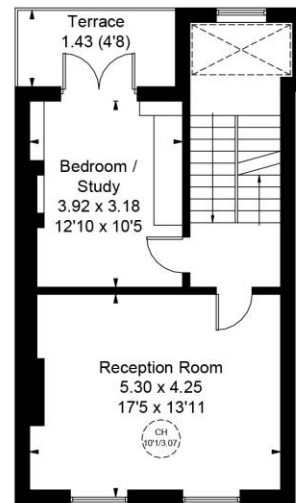
THIRD FLOOR



SECOND FLOOR



RAISED 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. (ID1263833)