



# Arlington Avenue

Arlington Conservation Area, N1

Asking Price £1,900,000

A rarely available, design led Victorian Freehold with a larger than average rear garden which backs directly onto the Regent's Canal, prominently located within the Arlington Conservation area.





# Arlington Avenue

## Arlington Conservation Area, N1

- Architect designed Victorian Freehold
- Flexible accommodation
- Currently arranged as Four bedrooms & Two bathrooms
- Study
- Roof terrace
- Devol kitchen
- Larger than average rear garden backing directly onto the Regent's Canal
- Unobstructed views both front and rear
- Set within the Arlington Conservation area





Accommodation has been architecturally curated and comprises; two double bedrooms on the raised ground floor, with the impressive living space, semi open plan with the kitchen housed on the lower level. The dining/entertaining space is sun soaked courtesy of the large skylights and features exposed brickwork and leads via a large glass sliding door, which perfectly frames the view of the exceptional rear landscaped garden. It should be noted that the garden provides direct access to the Regent's Canal Tow path, which is only the case on a handful of houses on the street, and within the area, offering total privacy and ideal to explore the best of what the area has to offer. There is an additional double bedroom set at the front of the lower level, featuring an en-suite - An ideal guest space or children's play room, with the study space set above the living space accessed via an additional stair case. It should be noted there is also access to a roof terrace. The principal bedroom occupies the top floor, which enjoys privacy and an open aspect looking through Rees Street given the position on the street with no houses opposite. The large family bathroom suite is set behind. The many amenities of Islington Green, Upper Street, Angel and Broadway Market are just a short walk away, with the Canal towpath providing a wonderful tranquil passage. A plethora of transportation links encompassing many bus routes to the City and West End are available from both New North Road and Essex Road, with Essex Road National Rail station just a short distance away. The fashionable bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch, London Fields and Old Street are all easily accessible from this desirable location.

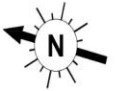
**Tenure:** Freehold  
**Local Authority:** Islington  
**Council Tax Band:** G


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

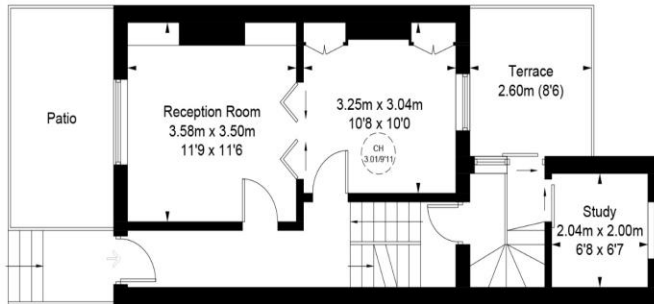
### Chestertons Islington Sales

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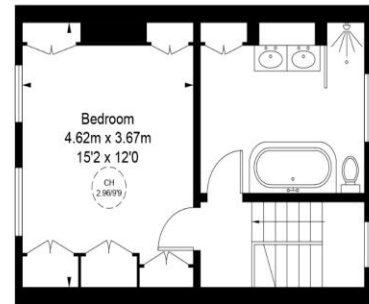
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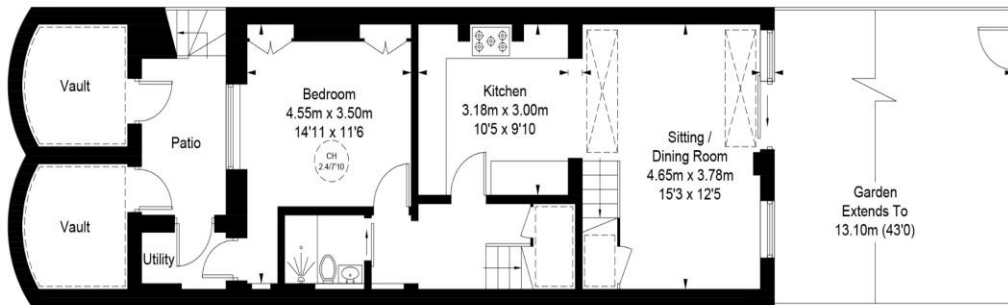
 = Reduced headroom below 1.5m / 5'0"



**RAISED GROUND FLOOR**



**FIRST FLOOR**



**LOWER GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 554 SQ FT / 51.5 SQ M (EXCLUDING REDUCED HEADROOM)  
 RAISED GROUND FLOOR = 441 SQ FT / 41.0 SQ M  
 FIRST FLOOR = 365 SQ FT / 33.9 SQ M  
 REDUCED HEADROOM = 25 SQ FT / 2.3 SQ M  
 VAULTS = 109 SQ FT / 10.1 SQ M (INCLUDING REDUCED HEADROOM)  
 TOTAL = 1494 SQ FT / 138.8 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. (ID996665)