





DUNCAN TERRACE LONDON N1
£20,000 PER MONTH AVAILABLE 08/08/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Duncan Terrace London N1

£20,000 Per Month
Furnished

 5 Bedrooms
 3 Bathrooms
 3 Receptions

Features

- ***AVAILABLE FOR SHORT LET ONLY FROM 10/07/2025 TO 31/08/2025***, - Five Bedrooms (Four Double, One Single), - Three Bathrooms (Two En-Suites), - Two Dual Reception Rooms With High Ceilings, - Separate Study, - Contemporary Family Kitchen With Separate Dining Space, - Private Garden And Terrace, - Period Features To Include Original Cornicing And Large Sash Windows, - Lower Ground Floor Set Up As Own Self Contained Annex, - Council Tax - Band H

Council Tax Band H
Hamptons
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The Property

AVAILABLE FOR SHORT LET ONLY FROM 08/08/2025 TO 31/08/2025 Hamptons are delighted to present this exceptional five-bedroom Georgian terraced home, ideally positioned on the sought-after Duncan Terrace in the heart of Islington. Set across five and a half floors, this elegant residence blends timeless period charm with modern living, featuring original cornicing, sash windows, high ceilings, and wooden floors throughout. The property offers five spacious bedrooms, three bathrooms (including two en-suites), two guest WCs, and a separate study—ideal for home working. Two generous reception rooms enjoy abundant natural light and grand proportions, while the contemporary kitchen with integrated appliances opens into a bright dining area leading to a private west-facing terrace and garden. Further benefits include access to a beautifully maintained 'secret garden' shared with neighbouring homes, creating a rare sense of community and greenery in Central London. Perfectly located just moments from Angel Underground Station, the home offers excellent access to The City and London Bridge, with the vibrant shops, restaurants, and cafes of Upper Street and the tranquil Regent's Canal just a short walk away.



DUNCAN TERRACE

Approximate Gross Internal Area (excluding vaults)

Lower Ground floor = 1262 sq. ft. (117.2 sq. m.)

Ground floor = 1294 sq. ft. (120.2 sq. m.)

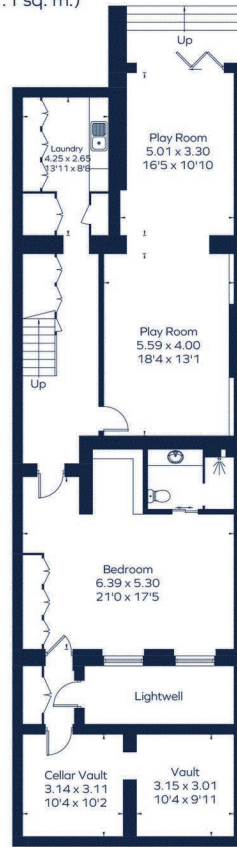
First floor = 1087 sq. ft. (101.0 sq. m.)

Second floor = 864 sq. ft. (80.3 sq. m.)

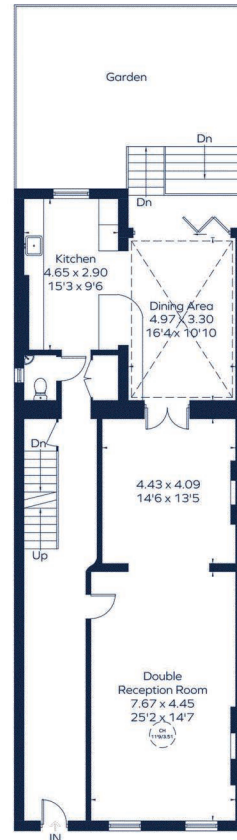
Third floor = 515 sq. ft. (47.8 sq. m.)

Vaults = 222 sq. ft. (20.6 sq. m.)

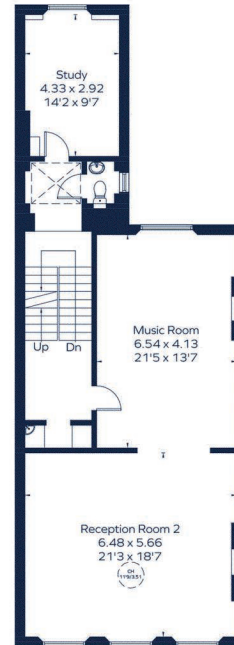
Total = 5244 sq. ft. (487.1 sq. m.)



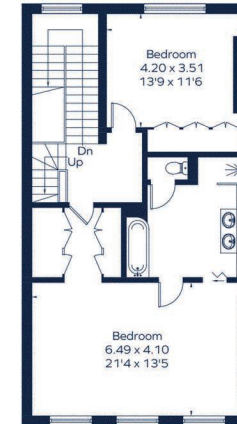
Lower Ground Floor



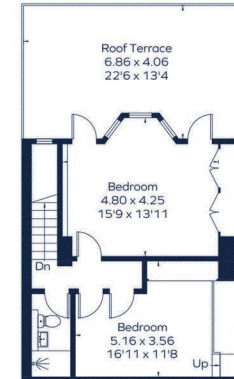
Ground Floor



First Floor



Second Floor



Third 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.
ID 1209336

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating

EPC Pending

England & Wales

EU Directive
2002/91/EC

