



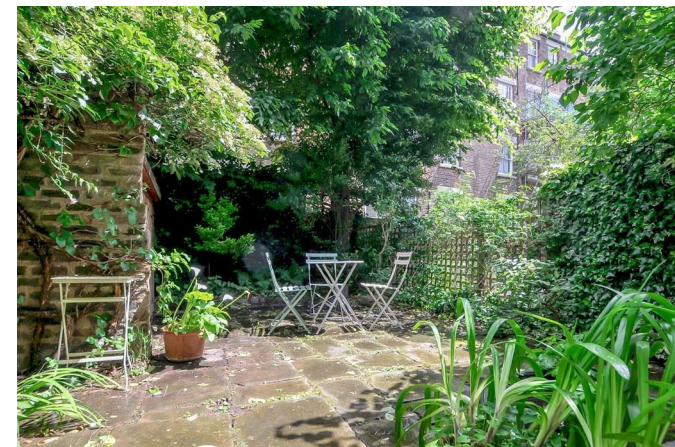
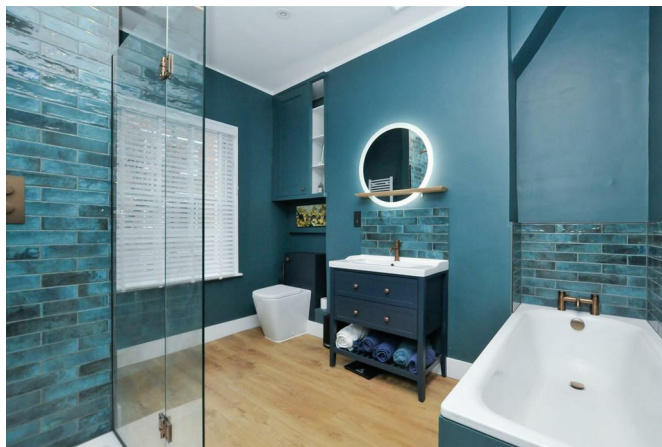
Halton Road Islington, London N1

Halton Road

Islington

London N1

Stunning two bedroom Grade II listed terraced house in a sought-after location, moments from Upper Street, Essex Road and excellent transport connections.



DESCRIPTION

Laid out over three floors, the house has a light-filled principal bedroom on the top floor featuring extensive built in wardrobes and views over the tree lined, quiet Georgian street. Immediately next to it is the immaculate, stylish, extremely spacious luxury bathroom with large walk in rainwater shower and deep soak bath. There is also a sweet study nook on this floor.

The raised ground floor is given over to a large, light filled, dual-aspect, living room featuring an attractive original working fireplace and engineered oak flooring throughout.

A short flight of stairs down takes you out into the pretty secluded patio garden with mature trees and shrubs providing a peaceful spot to relax in the middle of Islington.

Finally, the lower ground is home to the kitchen-dining room with a large picture window, slate tiled flooring, a selection of wall and floor units, and useful understairs storage cupboard. This floor also houses a double bedroom with garden views and a guest cloakroom.

Halton Road is a well-located no-through road set in the heart of Islington, within minutes stroll of the independent restaurants, shops, theatres and cafes for which the area is famed.

The property is within easy walking distance of both Angel Tube and Highbury & Islington Tube & Overground Station and myriad bus routes all with great access to Central London.

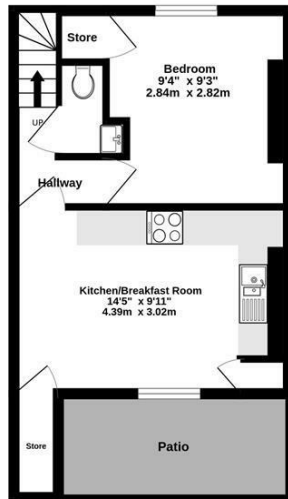
Freehold

Asking Price £1,300,000

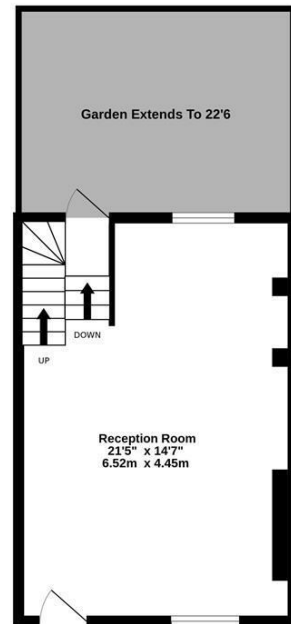




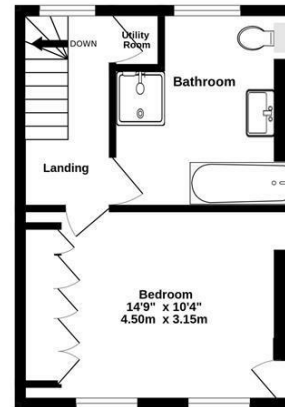
Lower Ground Floor



Raised Ground Floor



First Floor



TOTAL FLOOR AREA: 954sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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