



Duncan Terrace, Islington, London **NI**



Duncan Terrace, Islington, London N1

A magnificent Grade II listed Georgian terrace house, built in the early 1800s and located on one of Angel's premier streets, Duncan Terrace.

The position of the house allows for fantastic views over Duncan Terrace gardens and through to the cityscape on the higher floors, coupled with the east to west orientation, meaning the property is flooded with natural light. Having been in the same ownership for 38 years, the house beautifully combines sympathetic restoration with the owner's personal touches, and offers almost 2,700 sq ft of well proportioned accommodation over five floors.

The ground floor reception offers ornate cornicing, a sash window with shutters, fireplace and at the rear of the ground floor, a bright galley kitchen leading to a terrace which overlooks and leads down to the rear, west-facing 75ft garden which can accommodate a marquee for entertaining.



Guide price: £3,250,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: H

Of particular note is the elegant first floor double drawing room with tall ceilings, a working period fireplace and floor-to-ceiling sash windows allowing natural light to pour in.

Over the upper floors are three double bedrooms including a stunning second floor principal bedroom suite adjacent to a generous bathroom featuring a free-standing bathtub which together with the walls up to dado level is clad with marble and ceramic tiles.

The lower ground floor offers flexible space with good ceiling height and provides two further double bedrooms, one of which is presently used as an office/study, a shower room and a utility room. The corridor in the lower ground floor offers access to the garden and the front area.

The lower floor could also be repurposed as a viable separate apartment.

The house has a unique aspect, a view down Elia Street to the City beyond.







Location

Situated behind Camden Passage in the heart of Islington. It is one of Islington's most premier streets, fronted by a quiet strip of garden on a one way street within the conservation area.

It is well placed for the excellent bars, shops and restaurants of Upper Street. The local shops and cafes of Camden passage are moments away. Angel Station (Northern Line) is approximately 300 m walk and is on the Bank Branch. Moorgate, Bank/Monument and London Bridge are all within 4 stops and King's Cross/St. Pancras International Station, with its extensive London links and beyond, is just one tube stop away. Highbury & Islington is also within easy reach (Overground, British Rail & Victoria line). There are many bus routes from Angel, heading both East, West and into the City.





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