



College Cross, Islington, London **NI**

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A one-of-a-kind four bedroom Victorian home filled with original charm and spanning over 2,300 sq ft. Positioned on College Cross, a sought-after but peaceful address situated in central Islington.

Entered at raised ground level, the house has fantastic depth and beautifully combines period features with cornicing, original floorboards and working fireplaces, with a contemporary feel; the south-facing bay window at the front allows natural light to burst through. Of particular note, at the rear of the raised ground level, an internal balcony overlooks a magnificent double height conservatory/atrium.

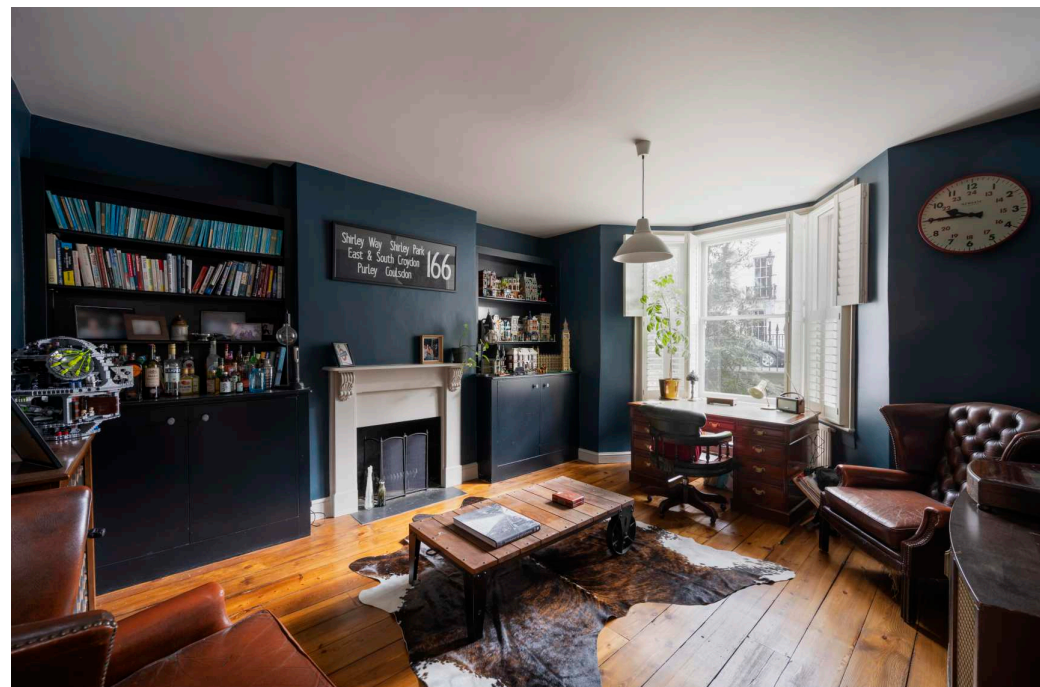


Guide price: £2,500,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: G







Downstairs is a family kitchen with the dining space flooded with natural light positioned in the conservatory; doors open out to a wonderful and private garden at the rear. There is also an additional reception space downstairs, perfect for cosy evenings in.

On the first floor is a fantastic principal bedroom with en suite, built in storage and a charming fireplace. Usefully for young families, there is another double bedroom on this floor adjacent to the principal. Upstairs, there are two additional bedrooms that have the use of a shower room.





Location

College Cross is an absolutely fantastic address, situated centrally amongst the hustle and bustle of the vibrancy of Upper Street, whilst retaining peace and tranquillity within the heart of Islington. The gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel. Highbury & Islington station (National Rail & Victoria Line) and Angel Underground (Northern Line) offer superb transport links to the City and across London.





College Cross, N1

Approximate Floor Area = 214.1 sq m / 2304 sq ft

Shed = 7.0 sq m / 75 sq ft

Total = 221.1 sq m / 2379 sq ft

(Excluding Void)

Including Limited Use Area (11.7 sq m / 126 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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