



Myddelton Square, Islington, London **EC1R**

Myddelton Square, Islington **ECIR**

A striking semi-detached family home superbly positioned on Myddelton Square with direct views of St. Marks Church and spanning 3,600 sq ft over six light filled floors.

Dating back to 1826, countless historic architectural details have been carefully preserved throughout the home, including a series of exceptional working chimney pieces, original fine plasterwork and elegant fenestration. Additionally, there is a charming and private walled garden to the rear of the home. All floors offer idyllic leafy views across the square and the unobstructed vista, to both front and back, allow for ample natural light throughout the house.



Offers in the region of: £4,500,000

Tenure: Freehold

Local authority: London Borough of Islington

Council tax band: H

Access to the house is via a projected stucco entrance into a grand entrance hallway leading to two formal reception areas at raised ground level, with ceilings 3.5m tall. The open plan fully fitted kitchen is located on the lower ground floor with direct access to the South-West facing garden. On the first floor, an elegant double-reception room showcases floor-to-ceiling sash windows with picturesque views on to St. Marks church and Myddelton Square.

The second floor hosts the principal bedroom, adjacent to a large dressing room and a family bathroom. There are three further bedrooms across the third and fourth floor including an unusual loft room offering far reaching views over the city of London and St Pauls Cathedral.



Location

Myddelton Square is a wonderful tranquil setting set within the New River conservation area in amongst more vibrant surroundings, supremely well positioned for access to a plethora of amenities of Amwell Street, as well as Sadlers Wells Theatre, the renowned eateries and bars of Exmouth Market, Upper Street and Camden Passage. Underground Station services the Northern Line. King's Cross St Pancras (0.5 miles Underground, National and International Rail) is also within easy reach with excellent transport links available across London, the UK and Europe.

Myddelton Square is the largest square in the area aside from Finsbury Square. It is considered by some to be Islington's best and most important adornment of the New River Estate, and stylistically, it is the most cohesive in the district.





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Approximate Floor Area = 319.4 sq m / 3438 sq ft
 Vaults / Store = 20.8 sq m / 224 sq ft
 Total = 340.2 sq m / 3662 sq ft
 Including Limited Use Area (27.7 sq m / 298 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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