



Charlton Place, Islington, London NI









# Charlton Place, Islington, London **N1**

Situated in the sought-after Charlton Place, this handsome terraced Georgian townhouse offers a unique blend of historic charm and modern comfort. With its prime location near Upper Street and Camden Passage, you'll be at the heart of a vibrant neighbourhood known for its eclectic mix of shops, cafes, and restaurants. Spread across four storeys, this townhouse features over 1,400 sq ft of internal living space. The lower ground floor features a large, modern kitchen-diner with beautiful wooden beams, ample storage space, and a vault. This floor also provides direct access to a south-facing garden, perfect for hosting friends or family.



**Guide price:** £1,950,000

**Tenure:** Available freehold

**Local authority:** London Borough of Islington

**Council tax band:** G











The ground floor enjoys a double reception room with elegant wooden flooring, a fireplace, high ceilings, and sash windows that offer picturesque views of the garden.

This floor provides an ideal setting for entertaining or unwinding, and it is flooded with natural light. The first floor comprises a spacious double bedroom, complete with fitted wardrobes adjacent to a well-appointed family bathroom.

The top floor includes two bedrooms, one of which is the principal bedroom featuring fitted wardrobes and a convenient W.C. This delightful property combines traditional architecture with modern amenities, making it a perfect home for those seeking both style and convenience.

## Location

The house affords convenient access to the artisan cafes, shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market. The delights of Camden Passage are within easy reach, giving potential purchasers a plethora of options. Angel Underground (Northern Line) provides convenient access to both the City and the transport hub that is Kings Cross / St Pancras International, with bus routes on St John Street, Upper Street, Pentonville Road and City Road.





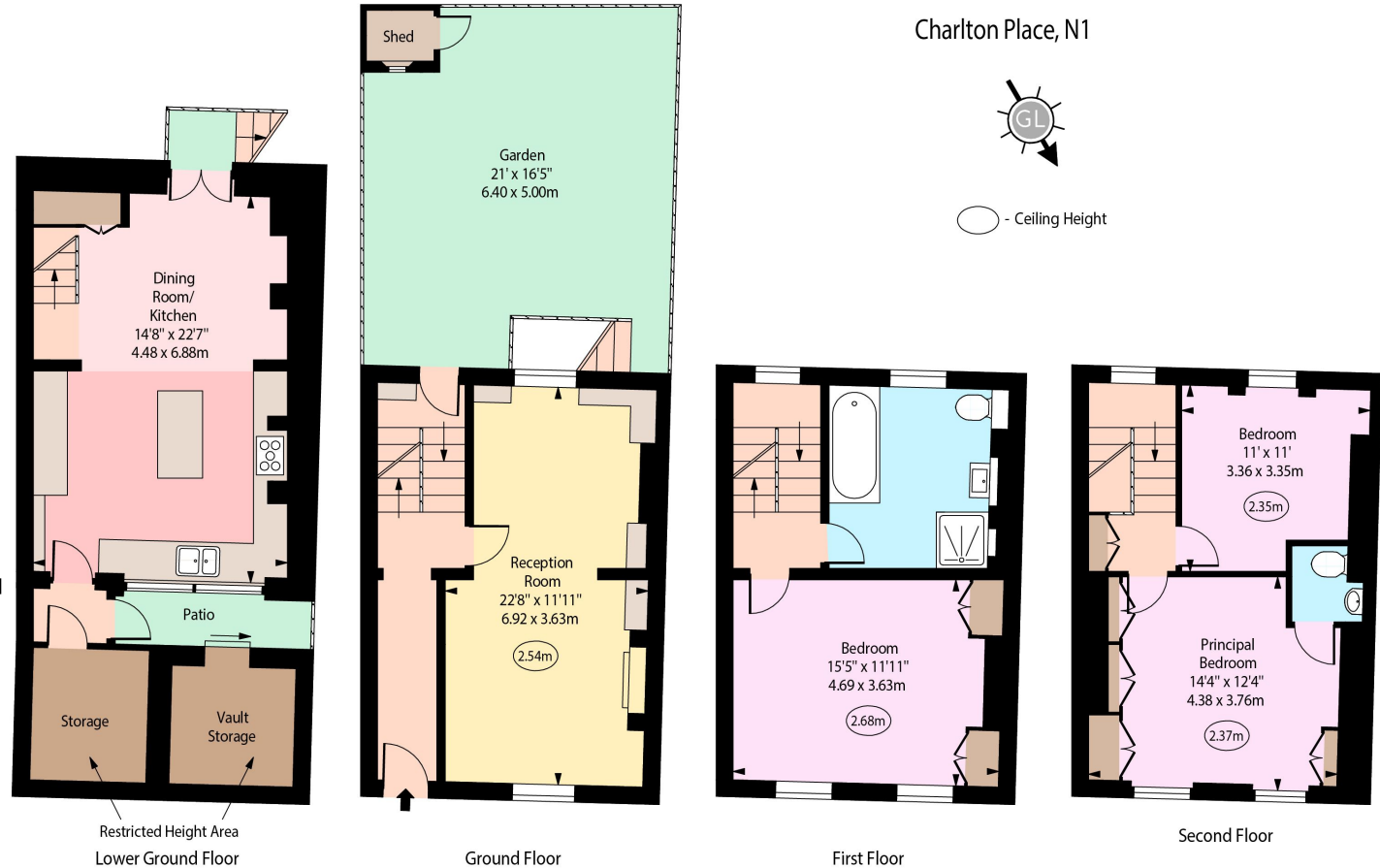




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○ - Ceiling Height



Approx Gross Internal Area 1439 Sq Ft - 133.68 Sq M

Approx. Floor Area Including Restricted Heights 1487 Sq Ft - 138.14 Sq M  
 (Excluding Vault Storage)

Vault Storage Area 50 Sq Ft - 4.65 Sq M

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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