



Florence Street, Islington, London NI

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# Florence Street, Islington, London **NI**

Situated on Florence Street in the heart of the Arlington Conservation Area, this exceptional Georgian townhouse spans an impressive 2,066 sq ft across four storeys. Seamlessly blending timeless period charm with modern living, this home offers versatile and well-proportioned spaces throughout.

The lower ground floor offers a spacious and well-maintained modern kitchen. A separate utility room provides added convenience, while the front-facing vaults offer additional storage. At the rear, doors lead to a serene, east-facing private garden, measuring approximately 40 ft.



**Guide price:** £2,750,000

**Tenure:** Available freehold

**Local authority:** London Borough of Islington

**Council tax band:** G









The raised ground floor is a showcase of elegance and light. Two interconnecting reception rooms exude period character, leading to a study at the rear. This space features floor-to-ceiling windows, framing delightful views of the garden and flooding this space with natural light.

Ascending to the first floor, you'll find two generously sized double bedrooms. The principal bedroom spans the width of the property at the front. This stunning room features a charming period fireplace, two sash windows, wooden flooring and high ceilings. A well-appointed family bathroom serves the bedrooms on this floor.

The top floor offers two further double bedrooms, each brimming with character. One of these bedrooms benefits from fitted wardrobes and an en suite bathroom.









## Location

Located neatly between Upper Street and Essex Road, the property affords superb access to the wide ranging amenities that Upper Street has to offer including The Almeida Theatre and the renowned Ottolenghi.

Other gastronomic delights, such as Trullo at Highbury Corner or Fredericks at the Angel, are within close proximity. The greenery and amenities of Highbury Fields are also close by.

Florence Street, which is within a Conservation area, is superbly located for access to the transportation hub of Highbury & Islington, offering connections through London via both the Underground (Victoria Line) and the London Overground network. Essex Road station and Angel station both provide good links to the City. The road also benefits from being in a Low Traffic Neighbourhood.

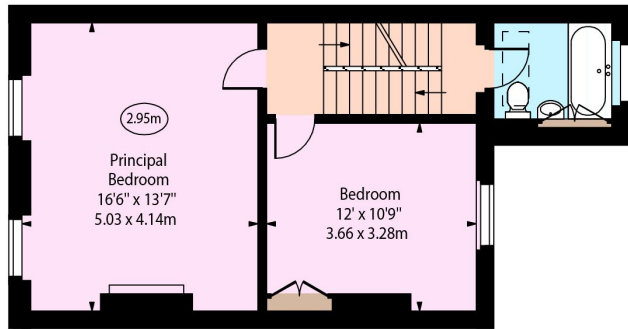




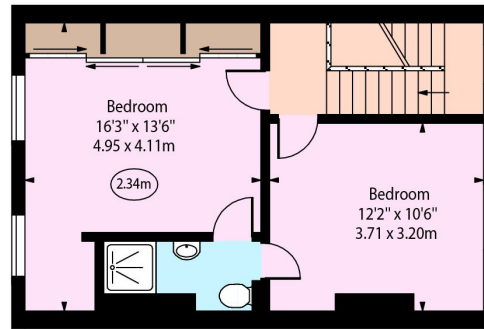




# Florence Street, N1



First Floor

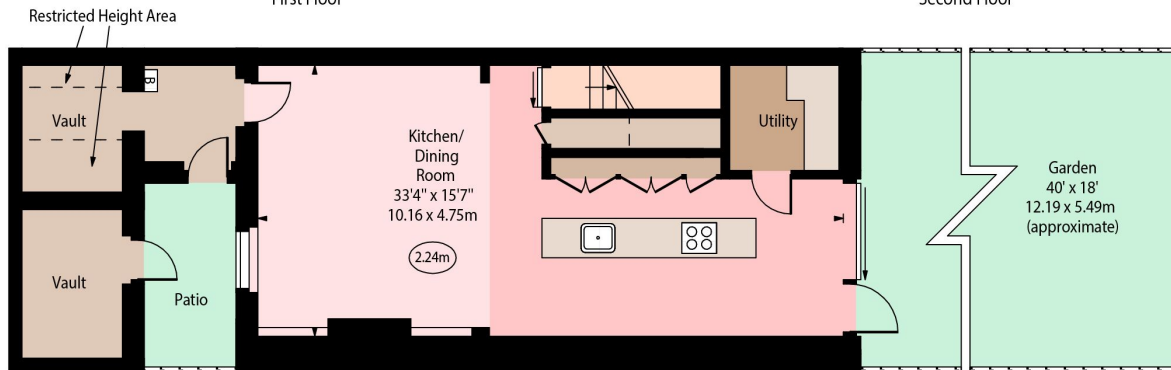


Second Floor

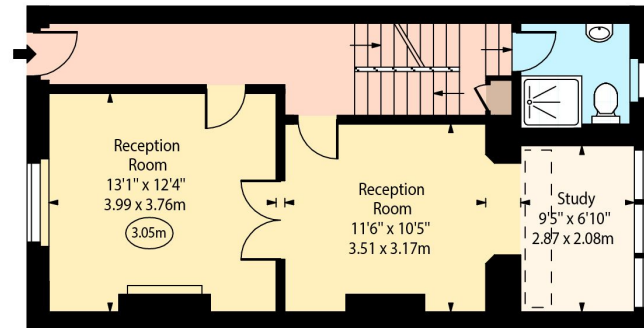


○ - Ceiling Height

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.



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 2066 Sq Ft - 191.93 Sq M

Approx. Floor Area Including Restricted Heights (Excluding External Vault) 2096 Sq Ft - 194.72 Sq M

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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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