



St. Paul's Road, Islington, London NI



St. Paul's Road, Islington, London **NI**

The house offers nearly 2,000 sq ft of elegant living space, seamlessly blending period charm with modern convenience. Set back from the road, the property features a secluded 60 ft private garden and an array of stunning traditional features, including high ceilings, sash windows, and fireplaces.

The lower ground floor is home to a spacious kitchen and dining area with wooden flooring, a wood burner, and direct access to the garden, creating the perfect space for entertaining. There is plenty of storage on offer with a utility room, generous under-stair storage, and access to the vaults.



Guide price: £1,850,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: G



On the raised ground floor, two beautifully proportioned reception rooms open into a bright, dual-aspect space, flooded with natural light. Retaining much of the home's period character, this floor showcases elegant fireplaces, wooden flooring, and high ceilings, while a guest W.C. adds convenience.

The first floor features a generous principal bedroom, a second bedroom, and a stylish family bathroom. The second floor mirrors this layout, offering two further well-sized bedrooms, both with fitted wardrobes, and a second bathroom.





Location

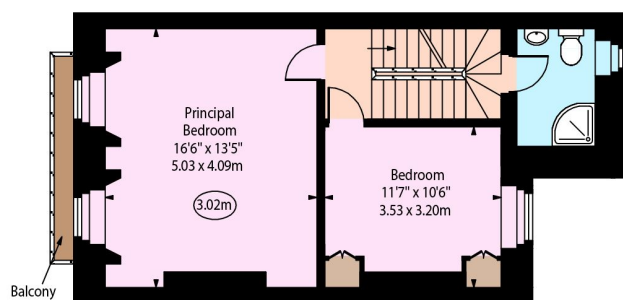
St Pauls Road runs from Highbury Corner to Essex Road in Canonbury. There are views over St Pauls Shrubby to the rear and Upper Street is within 0.3 miles. Transport links include Canonbury overground, Essex Road, and Highbury and Islington Underground station.



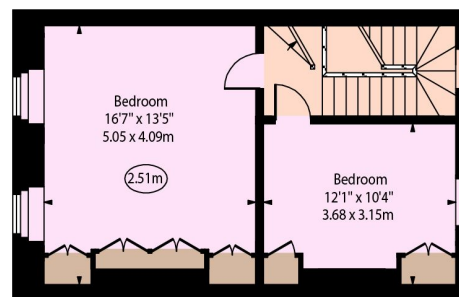


St Pauls Road, N1

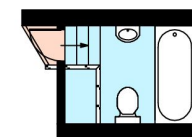
○ - Ceiling Height



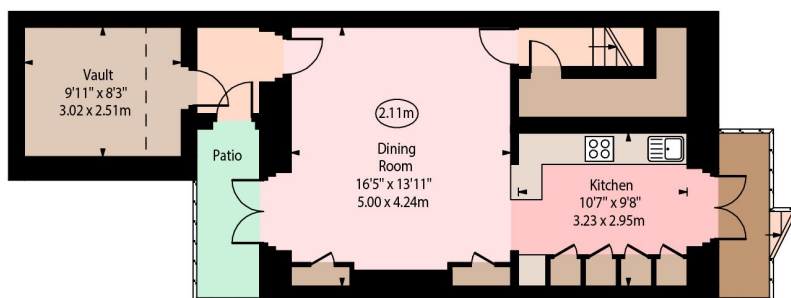
First Floor



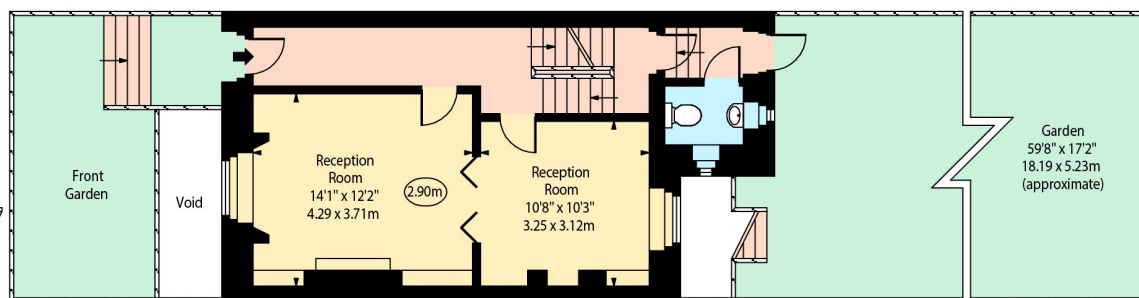
Second Floor



Second Floor
Mezzanine



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 1885 Sq Ft - 175.12 Sq M
(Excluding Vault)

Approx Gross Internal Area 1970 Sq Ft - 183.01 Sq M
(Including Vault)

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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