



RICHMOND AVENUE

Islington N1



A CHARMING GEORGIAN HOME IN THE HEART OF ISLINGTON.

This stunning, late Georgian end of terrace house, measuring approximately 3,232 sq ft, is set over five floors and features six spacious bedrooms, making it a perfect family home and is ideally located on the corner of Richmond Avenue and Lonsdale Square.



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EPC

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Local Authority: London Borough of Islington

Council Tax band: H

Tenure: Freehold

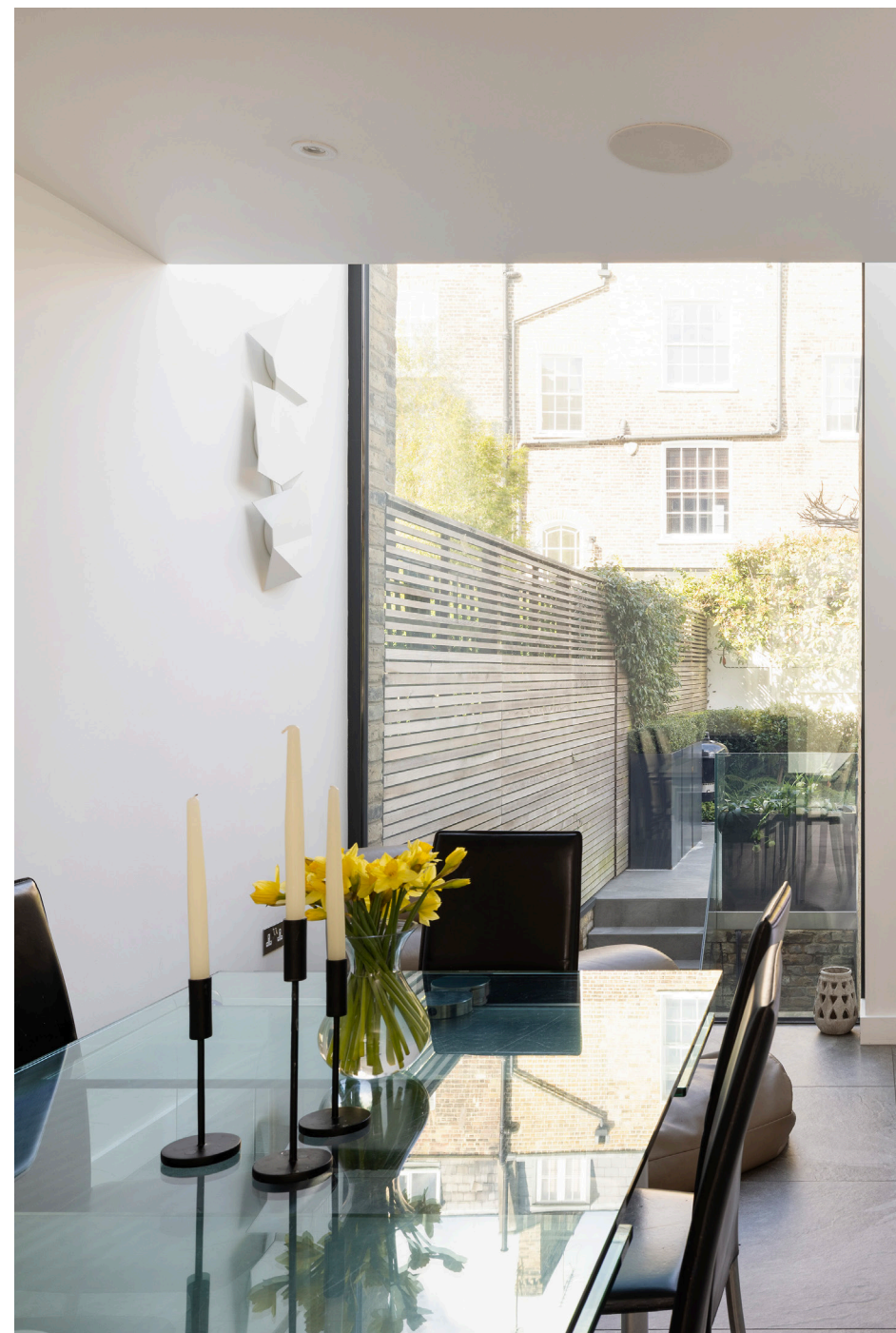
Offers in Excess: £4,000,000



RICHMOND AVENUE ISLINGTON N1

The interior of the house has been renovated to a high specification throughout and has been thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout.

You enter the property on the raised ground floor via a wide entrance hall. Set to the front of the property is a beautiful modern kitchen with Miele appliances and a large central island that is finished with a marble worktop, matching the kitchen worktops, which are also complemented with marble splash backs. The raised ground floor offers underfloor heating throughout and large concrete Marazzi floor tiles.









Leading off the kitchen is the dining area that offers great ceiling height and benefits from lots of natural light from the triple glazed glass extension, which in turn offers views over a beautiful landscaped private rear garden. Stepping down from the dining area is the main reception room that again offers an abundance of natural light from the floor to ceiling triple glazed sliding doors, which lead out onto a beautifully maintained West-facing garden. The raised ground floor offers a fantastic flow from the kitchen, through to the dining area on to the rear garden room and into the garden, which is perfect for outdoor relaxation and entertaining.

On the lower ground floor, there is a generous reception room, a sleek shower room, a separate guest cloakroom, a gym, a laundry room, plant room and a patio off one of the bedrooms with two tanked vaults offering valuable storage. The lower ground floor also benefits from having water-based underfloor heating throughout and large concrete Marazzi floor tiles.

The first floor houses two double generous bedrooms that benefit from stylish built-in wardrobes and two bathrooms, one with a bath and one with a walk in shower that both have electric underfloor heating and music speakers wired.







On the second floor, there are two further well-proportioned double bedrooms, one bedroom at the rear of the house with lovely views over the garden and the other bedroom to the front of the house which offers views on to Richmond Avenue and down towards Stonefield Street, which offer an array of fine period homes. This floor also hosts two bathrooms, one with a bath and one with a walk in shower, both with electric underfloor heating and music speakers wired. On the third floor, there is another bedroom with a Schuco glass panel and doors, currently being used as a media room, leading on to a fantastic roof terrace which is a rarity for homes in The Barnsbury Conservation Area. There is also a handy kitchenette on the top floor with a large storage area off of it.

The property benefits from having a well kept rear garden that was designed and constructed by Hammersmith & Chiswick Landscapes Ltd (HCL) with concrete tiled Marazzi flooring, bespoke garden bench / seating area, mature trees and a water irrigation system. The rear garden also has a roller garage shutting system which allows easy rear garden access.





LOCATION

Richmond Avenue enjoys a sought-after location, just a short stroll from Upper Street, Granary Square, and Coal Drops Yard, where you'll find a vibrant mix of boutique shops, delicatessens, bars, and restaurants. The property is also conveniently positioned near several charming garden squares, offering peaceful green spaces in the heart of the city.

The area is exceptionally well-connected, with easy access to Angel, Kings Cross St Pancras, and Highbury & Islington stations, providing excellent transport links across London and beyond. Additionally, a fantastic selection of renowned gastropubs, including The Albion, The Drapers Arms, The Prince Regent, The Crown, and The Duchess of Kent, are all within walking distance, adding to the area's lively and welcoming atmosphere.









(Including External Vault)
Approximate Gross Internal Area = 300.3 sq m / 3232 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
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