



ECCLESBOURNE ROAD

Islington N1







# A STYLISH VICTORIAN HOUSE FOR SALE ON ECCLESBOURNE ROAD

The home has been lovingly refurbished by the current owners,  
blending period charm with stylish modern updates.



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Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide Price: £2,150,000



## ECCLESBOURNE ROAD ISLINGTON N1

The house spans just shy of 2000 sq ft and its versatility shines throughout depending on a purchaser's needs.

The ground floor is home to a particularly special reception room — a characterful space with high ceilings, sash windows, and a fireplace that anchors the room with warmth and elegance.

On the lower ground floor, you'll find a generous open-plan kitchen, dining, and reception area — the heart of the home — featuring a modern kitchen. This level also includes a double bedroom and access to the landscaped rear garden, which extends to a delightful gym/summer house at the back.











Furthermore, the garden benefits from lighting and an irrigation system.

Upstairs, the first floor comprises two well-proportioned bedrooms and a modern family bathroom, while the top floor hosts another bedroom.

A dedicated study on the ground floor offers a serene workspace, complete with garden views — perfect for remote working or quiet moments.

Throughout the house, meticulous attention to detail is evident. From the finish of the bathrooms and kitchen to the period features and clever use of space, every element has been considered. This is a home that exudes charm and practicality in equal measure, ideal for modern living in the heart of Islington.







## LOCATION

Situated in the heart of De Beauvoir, one of Islington's most cherished neighbourhoods, the area is known for its leafy streets, independent shops, and strong sense of community.

There's a wonderful selection of cafes, pubs, and local amenities within easy reach, while the green open spaces of Shoreditch Park and the canal-side walks are ideal for those who enjoy nature and time outdoors. Accessibility is a key feature here too, with several local bus routes nearby and Haggerston Overground station within close proximity, connecting you quickly to Highbury & Islington, Shoreditch, and beyond. Essex Road station and Angel (Northern Line) are also nearby, offering convenient options for commuting and traveling across London.



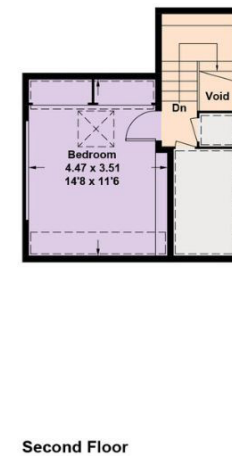
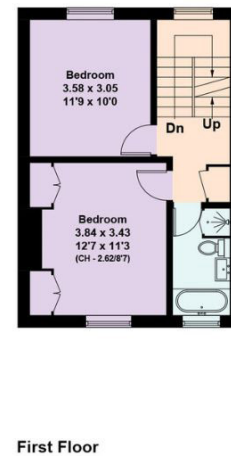
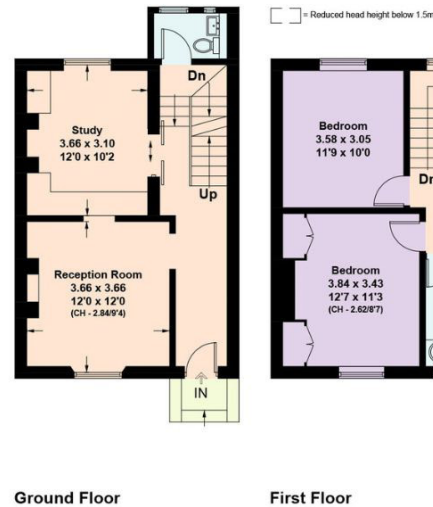
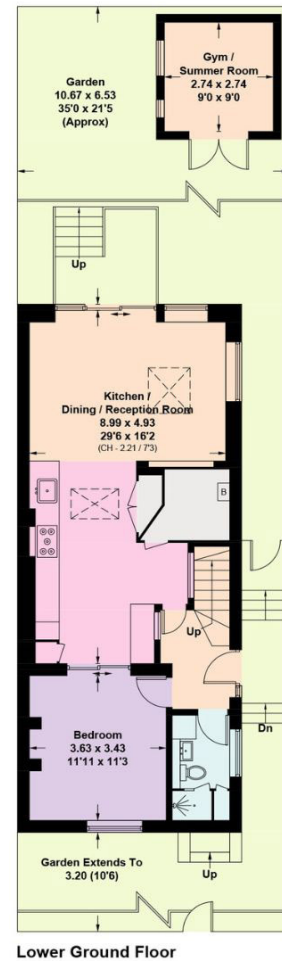












(Including Gym/ Summer Room)  
Approximate Gross Internal Area = 176.8 sq m / 1904 sq ft

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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