



Myddelton Square, Islington, London EC1R





# Myddelton Square, Islington, London **EC1R**

A beautiful Grade II listed five bedroom house combining modern architectural design with original period detailing on Myddelton Square, one of Islington's most sought-after locations.

Behind this handsome Georgian facade, the house was transformed in 2012/13 by property development specialists G & T London, creating opulent living in one of Islington's most popular squares.



**Guide price:** £6,750,000

**Tenure:** Freehold

**Local authority:** London Borough of Islington

**Council tax band:** H

This magnificent house went onto win the category for best 'Regeneration' at the International Design and Architectural Awards 2014.

The finest materials have been sourced and combined with stunning restored period detailing. High specification finishes are abundant, with smoked oak floors, a German kitchen with Siemens appliances, and the latest technology, including hot and cold air conditioning, Savant multi-room functionality and Lutron mood lighting. A contemporary glass rear extension opens onto the raised decking and immaculate garden which has been beautifully finished in stone with shrub borders.

There are two garages to the rear of the house with access from Ingle Mews.









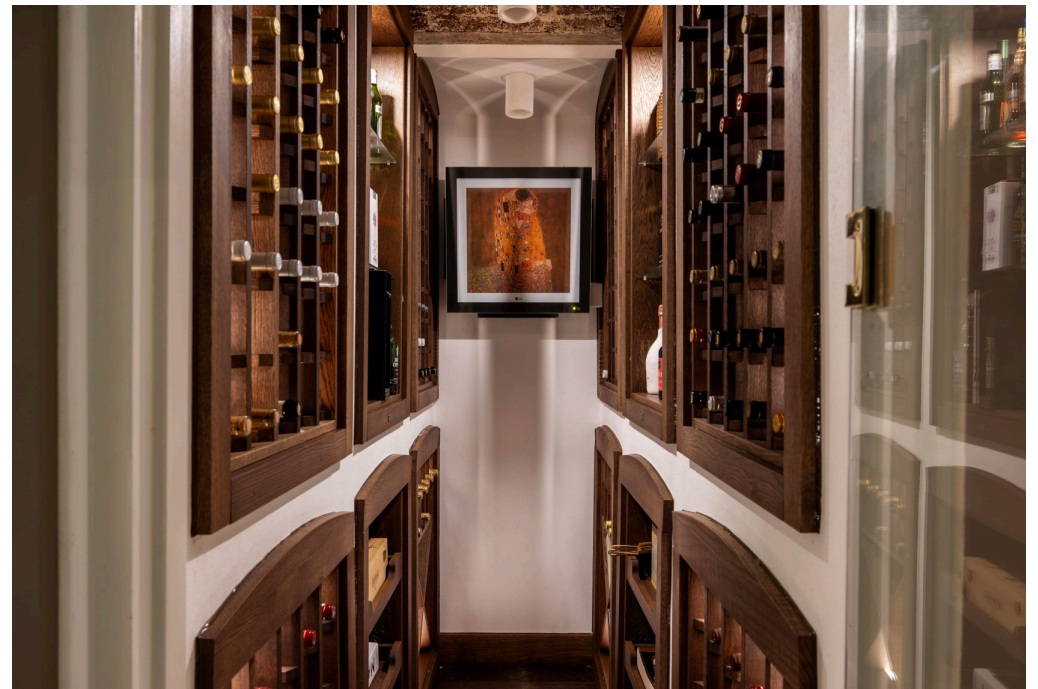


## Location

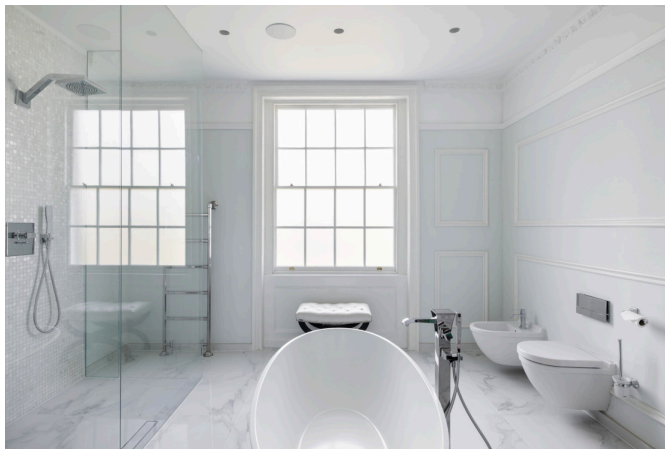
Positioned in the corner of this elegant leafy square, the house is just a short distance from all of the wonderful shops, restaurants and bars of Angel and Upper Street. Underground Station services the Northern Line. King's Cross St Pancras (0.5 miles Underground, National and International Rail) is also within easy reach with excellent transport links available across London, the UK and Europe.









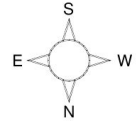








**Myddelton Square**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 450sq.m (4,836sq.ft)**  
**Garage = 26sq.m (279sq.ft)**  
**Water Room/AC Vault = 4sq.m (38sq.ft)**  
**Total = 480sq.m (5,153sq.ft)**



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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Particulars dated September 2023. Photographs and videos dated September 2023.

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