



## BURGH STREET

Islington N1





# A THREE BEDROOM, GEORGIAN TOWNHOUSE IN N1

Set on one of Islington's desirable residential streets, this balanced period home offers timeless character enhanced by a tasteful renovation carried out by the current owners several years ago.



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Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide price: £2,500,000





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The result is a property that feels both established and contemporary, with carefully retained features and a considered layout over four levels.

As you enter on the raised ground floor, you're welcomed into a bright, double-aspect reception room. Here, sash windows frame views to both the front and rear, allowing natural light to pour in throughout the day. This space exudes plenty of character, with wooden flooring, high ceilings and a fireplace.











Descending to the lower ground floor, the kitchen and dining area offer contemporary living, modern yet in keeping with the home's character. Wooden flooring continues here, while bi-fold doors open directly on to the private garden, creating a seamless flow between indoors and out. There's ample space for dining and entertaining, making this level the true heart of the home — calm, open, and connected to the outside.

The first floor provides the principal suite with a large double bedroom that leads into a walk-in wardrobe and a modern, en-suite bathroom.

The upper floors are home to two bedrooms and the family bathroom. Sash windows continue to feature, bringing light and elegance to each room.







## LOCATION

Burgh Street enjoys a prime position in the heart of Islington, just 0.3 miles from Angel Underground Station (Northern Line), offering direct links to King's Cross, the City, and beyond.

The immediate area is rich in character and convenience, with the charming Camden Passage just around the corner — home to a selection of independent boutiques, antique shops, and cafés. Upper Street is moments away, providing a vibrant mix of amenities including renowned restaurants, artisan bakeries, lively bars, and theatres such as the Almeida and King's Head.

Everyday essentials are also within easy reach, with supermarkets, gyms, and local markets all close by, making this a truly well-connected and dynamic location while still offering the tranquillity of a residential street.



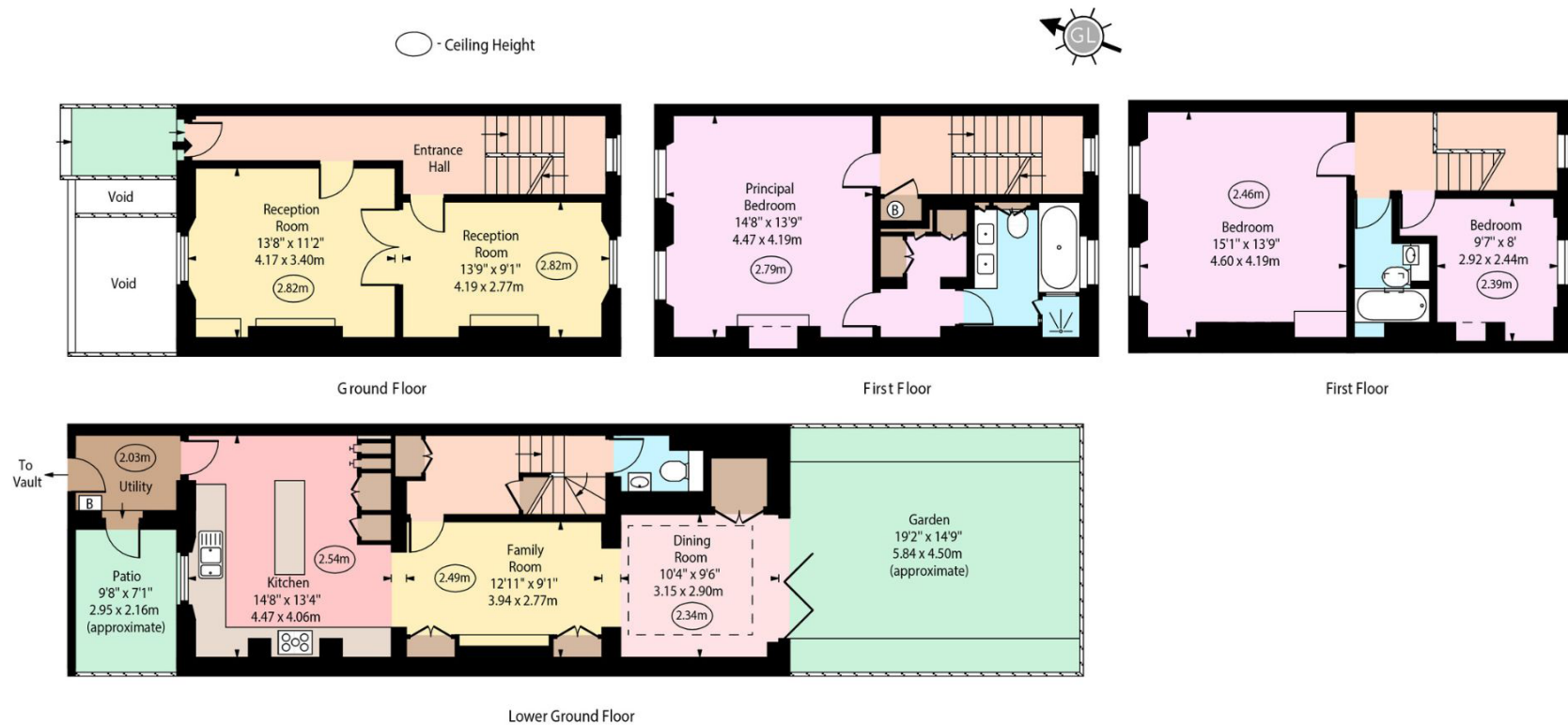












Approximate Gross Internal Area = 170.1 sq m / 1830 sq ft

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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