



GIBSON SQUARE,
Islington N1



ELEGANT GRADE II LISTED GEORGIAN HOUSE

The house has been meticulously refurbished to an exceptional standard and enjoys a prime location in one of Islington's most desirable addresses.



Local Authority: London Borough of Islington

Council Tax band: H

Minimum length of tenancy: 12 months

Deposit amount: £12,461.53

Asking price: £9,000 per month

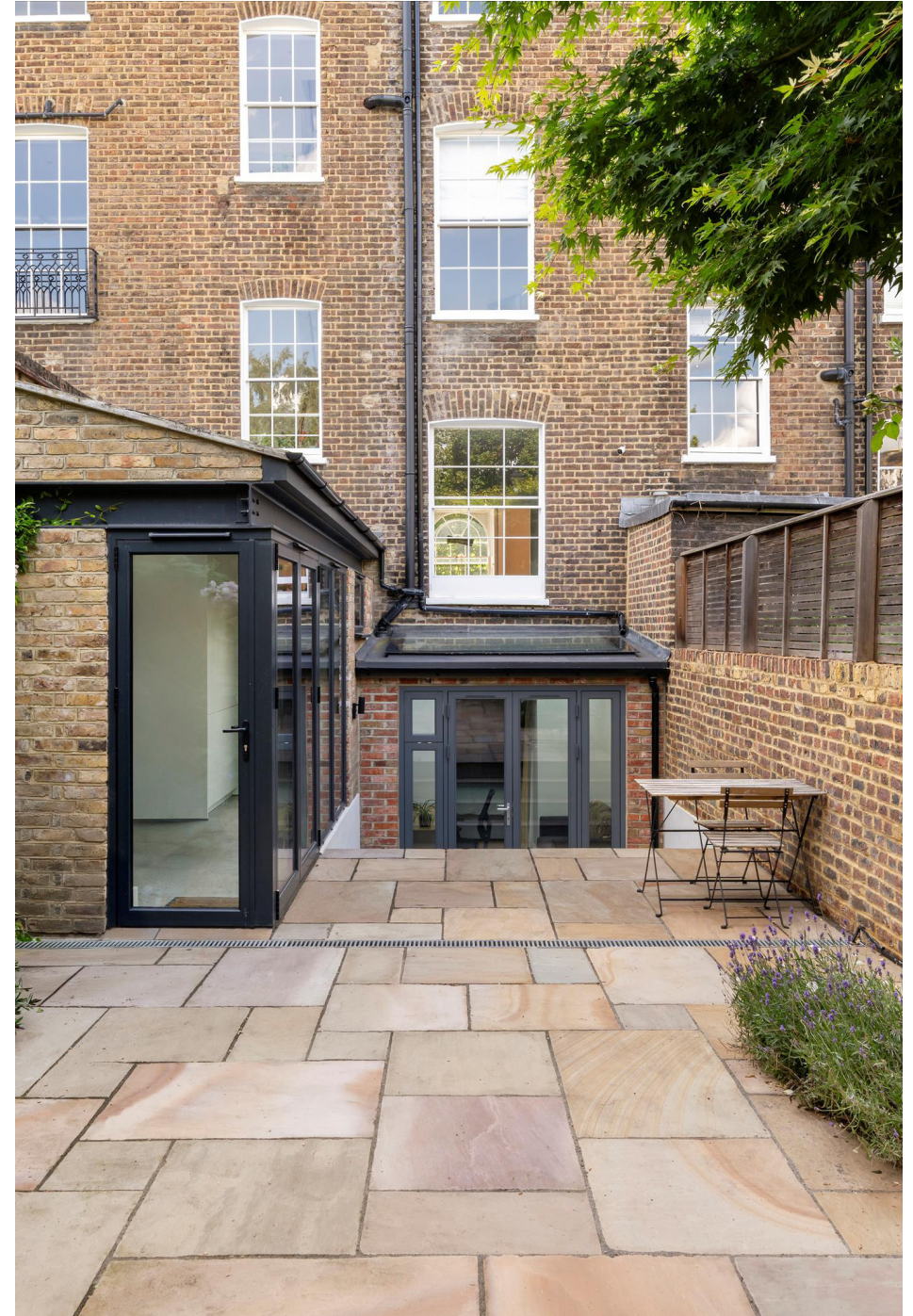


NESTLED WITHIN BARNSBURY CONSERVATION AREA

The ground floor features a beautiful kitchen and dining room, complete with a fireplace and marble surround, complemented by dual-aspect sash windows that invite abundant natural light whilst enjoying complete privacy with no vis-à-vis. Additionally, there is a separate utility room and a second study area with bifold doors that open directly onto the garden.

The reception room, located on the first floor, features a stunning fireplace and sash windows overlooking the square, offering serene views free from overlooking neighbors. It adjoins a bright study/library area, with both rooms bathed in natural light.

The principal bedroom, located at the front of the second floor, enjoys privacy and ample light, alongside a spacious family bathroom featuring a freestanding roll-top bath and separate shower. Two additional bedrooms are found on the lower ground floor, each with its own en-suite bathroom. The tranquil rear garden, designed for low maintenance, can be accessed from both the ground and lower ground floors.









(Including Basement / Loft Room)
Approximate Gross Internal Area = 196.7 sq m / 2,117 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
to tell you more.

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