



Wolsey Road

Islington, N1

Guide Price £2,250,000

A truly exceptional four-bedroom, three-bathroom Victorian terraced home, extending to over 2,100 sq ft and beautifully combining period character with high-spec contemporary living.

CHESTERTONS



Wolsey Road

Islington, N1

- Victorian Terrace
- Four Bedrooms
- Three Bathrooms
- West-Facing Garden
- Cinema Room
- Two Separate Entrances
- Newington Green Conservation Area



Entered on the raised ground floor, the property opens into a stunning double reception room, bathed in natural light and enhanced by a striking glass extension that offers far-reaching views over the gardens. This elegant level is completed by a versatile study, which enjoys direct access onto a flat roof—perfect for those seeking additional outdoor space or potential for further enhancement. The lower ground floor has been thoughtfully designed for modern living and entertaining, featuring a large open-plan kitchen and dining area with bi-folding doors leading out to a west-facing garden, creating a seamless indoor-outdoor flow. To the front, a bespoke cinema room delivers an immersive experience with a built-in Epson TW9000 projector and dual PMC Wafer 1 rear speakers. Beyond this, there is a further double bedroom with built-in wardrobes, a stylish shower room, additional under-stair storage, and a separate entrance opening onto the front patio—ideal for guests or flexible living arrangements. The first floor hosts a third bedroom to the rear, alongside a luxurious family bathroom complete with both bathtub and separate shower. The principal bedroom suite occupies the front of this level and benefits from extensive built-in wardrobes, a sleek en-suite bathroom, and bespoke features including a built-in television, integrated PMC Wafer 1 wall speakers, and elegant Flos Philippe Starck KTribe bedside wall lights. The top floor comprises the fourth and final bedroom, which also benefits from useful loft storage. Perfectly positioned between Canonbury and Dalston Overground stations, and within easy reach of Highbury Underground, the property is superbly connected. Excellent bus links from nearby Newington Green provide swift access into the City (141) and towards Angel, King’s Cross and the West End (341, 73, 476, 38). The surrounding Newington Green and Mildmay neighbourhood offers a vibrant village atmosphere, with an array of independent shops and acclaimed local favourites. From Stella’s butchers and Oeno Maris fishmongers—both known for their popular weekend wine pop-ups—to Jumi Cheese, Yield for fine wines, and beloved bakeries such as Belle Epoque and Jolene, the area is rich in character. Renowned dining spots including Perilla and Cadot wine bar further elevate the offering, while the recently revived Mildmay Club has hosted productions by artists such as Oasis and Taylor Swift. With the dynamic energy of Dalston, the refined charm of Islington, and the family-friendly appeal of Stoke Newington all within close proximity, this outstanding home offers the very best of North London living.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

WOLSEY ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 776 SQ FT / 72.1 SQ M
 (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 561 SQ FT / 52.1 SQ M
 (EXCLUDING REDUCED HEADROOM / ATRIUM VOID)
 FIRST FLOOR = 518 SQ FT / 48.1 SQ M
 SECOND FLOOR = 165 SQ FT / 15.3 SQ M
 (EXCLUDING REDUCED HEADROOM / LOFT)
 REDUCED HEADROOM = 92 SQ FT / 8.6 SQ M
 TOTAL = 2112 SQ FT / 196.2 SQ M



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. (ID1283648)

