



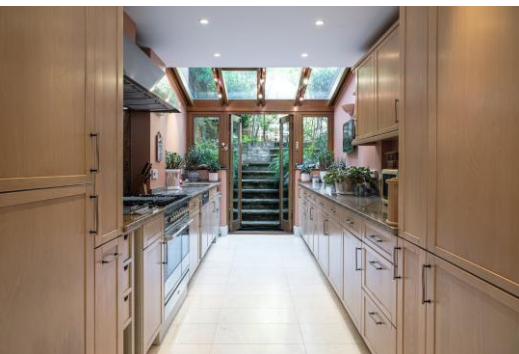
Charlton Place

Islington, N1

Asking Price £1,750,000

Occupying a prime position on one of Islington's most desirable streets, this Grade II listed house presents a superb opportunity to own a home in the heart of the renowned Colebrooke Row and Duncan Terrace Conservation Area.

CHESTERTONS



Charlton Place

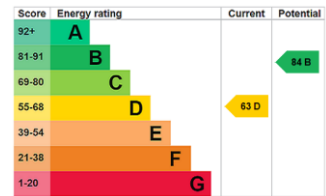
Islington, N1

- Grade II Listed Terraced House
- Three double bedrooms
- Fabulous quiet central location
- Town Garden
- Superb access to Angel & Upper Street



A wonderful opportunity to acquire this Grade II listed house on one of Islington's best located streets, right in the very heart of the Colebrooke Row/ Duncan Terrace conservation area. Accommodation is arranged over 4 floors with the top (second) floor home to 2 double bedrooms. The 1st floor is home to a wonderful principal bedroom with a range of built-in wardrobes to 1 wall and 2 beautiful sash windows with original pull-up shutters. To the rear is a bathroom with an airing cupboard which is home to space for a washing machine. There is also a separate WC. On the ground floor can be found a charming and extremely elegant through reception room with a stunning arched sash window to the front complete with the stunning original feature of pull-up shutters. The lower ground floor is home to an L-shaped dining room & kitchen with access out to the garden through the kitchen. The garden is a delight with a mixture of mature shrubs & plants, ideal for entertaining in a peaceful central setting. This is a truly special Georgian home in one of Islington's most desirable streets. Charlton Place is a picturesque, tree-lined street set moments from the vibrant heart of Angel and Upper Street. This peaceful enclave offers a quintessential Islington lifestyle—blending period charm with modern convenience. Residents enjoy easy access to an array of independent boutiques, acclaimed restaurants, cafés, and gastro pubs on Upper Street. Just around the corner is the renowned Camden Passage, famous for its antique market, artisan shops, and hidden coffee spots. Everyday essentials are easily found nearby, with supermarkets, gyms, and green spaces such as Islington Green and Regent's Canal all within walking distance. Charlton Place benefits from excellent transport connections. Angel Underground Station (Northern Line) is within close proximity, offering fast access to the City and West End. Highbury & Islington Station (Victoria Line, Overground, and National Rail) is also within easy reach. Multiple bus routes run along Upper Street, providing swift connections across London, while cycle-friendly infrastructure makes commuting by bike a convenient option.

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



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CHARLTON PLACE, N1

APPROXIMATE GROSS INTERNAL AREA

LOWER GROUND FLOOR = 369 SQ FT / 34.3 SQ M

RAISED GROUND FLOOR = 314 SQ FT / 29.2 SQ M

FIRST FLOOR = 314 SQ FT / 29.2 SQ M

SECOND FLOOR = 320 SQ FT / 29.7 SQ M

THIRD FLOOR = 40 SQ FT / 3.7 SQ M

REDUCED HEADROOM = 316 SQ FT / 29.4 SQ M

TOTAL (EXCLUDING REDUCED HEADROOM) = 1357 SQ FT / 126.1 SQ M

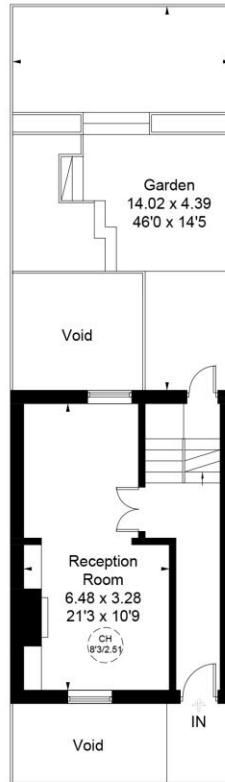


CH = Ceiling Height

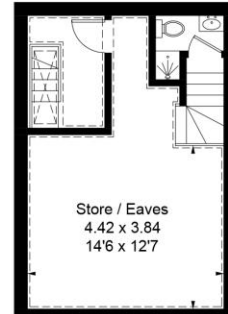
Reduced headroom below 1.5m / 5'0"



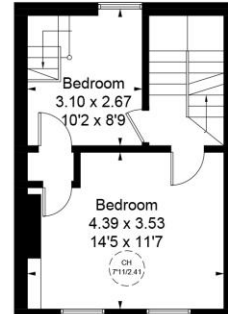
LOWER
GROUND FLOOR



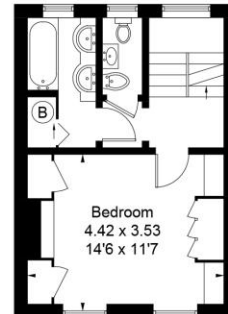
RAISED
GROUND FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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. (ID1311973)

