



# Keystone Crescent

Islington, N1

OIEO. £1,000,000

A stunningly refurbished 3 bedroom freehold Grade II listed double fronted house set in the highly desirable Keystone Crescent Conservation Area, just moments from King's Cross.

**CHESTERTONS**



# Keystone Crescent

## Islington, N1

- Refurbished to an exacting standard
- Three bedrooms
- Double fronted
- Terrace perfect for entertaining
- Located moments from King Cross



A stunningly refurbished 3 bedroom freehold Grade II listed double fronted house set in the highly desirable Keystone Crescent Conservation Area, just moments from King's Cross. Refurbished to an exacting standard by the current owners, the property benefits from 3 double bedrooms; an envious walk-in wardrobe leading to the master luxury bathroom; on the lower level is the living/kitchen space perfect for entertaining including a bespoke bar area with built in wine rack and fridge; the living room leads to the private terrace which affords a sheltered area to the rear. Keystone Crescent is a charming and quiet pocket just to the north east of King's Cross. It offers the rare combination of calm residential character alongside superb proximity to the dynamic amenities, cultural attractions and international transport connections of King's Cross and nearby neighbourhoods. Within close proximity to King's Cross & St. Pancras, meaning easy access to shops, restaurants, cafés, galleries and cultural venues (including Coal Drops Yard and Granary Square). King's Cross & St. Pancras stations are a few minutes away, offering multiple Underground lines (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria) and national / international services via Thameslink, Midlands, and Eurostar. Various bus routes run through the area, giving rapid connections to neighbouring districts such as Camden, Bloomsbury, Islington and the City. Excellent pedestrian links to Regent's Canal, Granary Square and the Regent's Park stretch; also well served by Santander cycle hire docking stations nearby. Famously Keystone Crescent has featured in many feature films, tv shows, adverts and music videos.

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Islington  
**Council Tax Band:** G

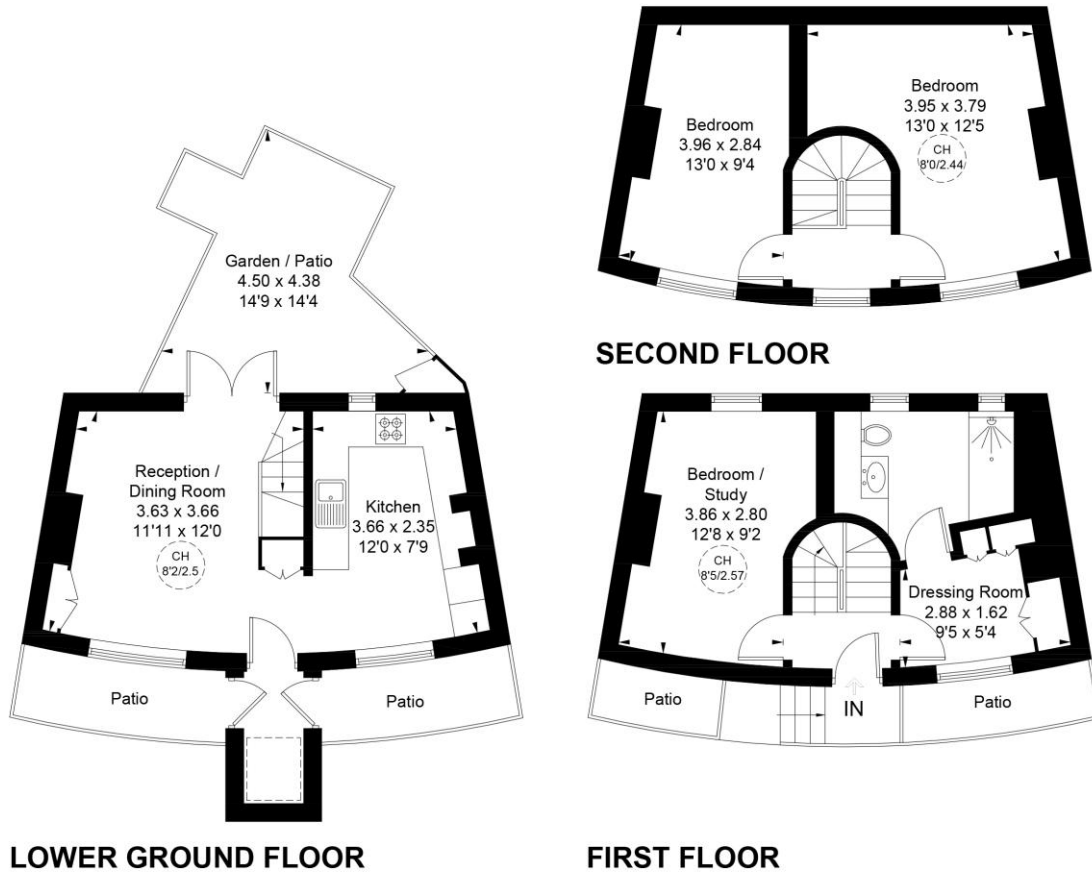
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Chestertons Islington Sales

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# KEYSTONE CRESCENT, N1

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 311 SQ FT / 28.9 SQ M  
 (EXCLUDING REDUCED HEADROOM)  
 FIRST FLOOR = 312 SQ FT / 29.0 SQ M  
 GROUND FLOOR = 318 SQ FT / 29.5 SQ M  
 REDUCED HEADROOM = 12 SQ FT / 1.1 SQ M  
 TOTAL = 953 SQ FT / 88.5 SQ M



**LOWER GROUND 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. (ID1266619)