






# THEBERTON STREET

London N1



# A FOUR BEDROOM, FAMILY HOME ON THEBERTON STREET, N1

An impressive four bedroom period house arranged over four floors, extending to nearly 1900 sq ft, and offering an exceptional blend of original character and contemporary design.

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Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide Price: £2,650,000



The raised ground floor features a striking double reception room with high ceilings, cornicing, sash windows and a feature fireplace, creating a bright and characterful entertaining space.

The lower ground floor has been thoughtfully configured to provide a superb open-plan kitchen, dining and living space. Finished with wooden flooring throughout, the kitchen offers a modern design with a central island, complemented by attractive exposed brickwork and a charming original cast iron stove set within the chimney breast, adding a unique period focal point.







This space opens directly onto a large and secluded south-facing garden. Additional storage is available within the vault.

Across the upper floors are four well-proportioned bedrooms, with the two largest rooms benefiting from high ceilings and feature fireplaces. The property is served by two modern bathrooms, finished to a high standard.

Overall, this is a superb family home that successfully combines period charm with contemporary finishes, in a highly desirable Islington setting.



## LOCATION

The property is superbly located for access to a wide array of independent shops, cafés, bars and restaurants along Upper Street.

Transport links are excellent, with Angel Underground Station (Northern Line), Highbury and Islington Underground Station (Victoria Line) and Essex Road Overground Station all within close proximity, providing swift access to the City, West End and beyond. Numerous bus routes are also available nearby.

The area is well served by highly regarded local schools, making it particularly appealing for families.









(Including Limited Use Area)  
Approximate Gross Internal Area = 175.4 sq m / 1888 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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