

# Willow Walk

## Angel, N1

Offers in excess of £1,500,000

A delightful two double bedroom freehold end-of-terrace house, enviably positioned just off Colebrooke Row, offering almost 1,200 sq ft of beautifully arranged living space, generous outside space in the heart of Islington.

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# Willow Walk

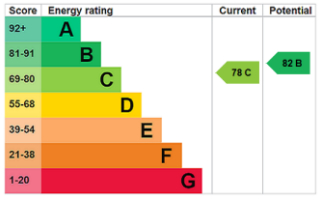
## Angel, N1

- Gated Development
- Freehold House
- Two Bedrooms
- South-East Facing Garden
- Located Off Colebrooke Row



Tucked away behind attractive cast-iron gates and surrounded by mature trees, this charming home offers a rare combination of privacy, tranquillity and convenience. Arranged over two floors, the property benefits from a generous front patio, convenient side access and a delightful south-east facing rear garden. The accommodation is centred around a particularly wide and welcoming entrance hallway, with impressive ceiling height, tiled flooring and underfloor heating. This leads through to a superb triple-aspect, semi-open-plan kitchen, dining and reception room, which enjoys an abundance of natural light throughout the day. Positioned at the front of the house, the stylish kitchen features contemporary white gloss cabinetry, substantial Corian worktops and a useful breakfast bar. Fully integrated, it also benefits from direct access to the generous front patio, creating a lovely space for outdoor dining and entertaining. The dining area sits centrally within the ground floor and flows seamlessly into the reception room at the rear. This wonderful living space enjoys attractive views over the private rear garden through impressive floor-to-ceiling bi-fold doors, bringing the outside in and creating an excellent sense of space. The ground floor further benefits from underfloor heating, air conditioning and a smart guest cloakroom. An attractive wooden staircase leads to the first floor, where there are two generous double bedrooms, both enjoying excellent natural light, air conditioning and wooden flooring with underfloor heating. A spacious family bathroom, beautifully tiled throughout, is conveniently positioned between the bedrooms. Occupying a particularly desirable end-of-terrace position, this unique freehold home offers an exceptional sense of privacy and calm, despite being moments from the very best of Islington. Equally suited to owner-occupiers seeking a wonderful London home or those looking for an ideal lock-up-and-leave pied-à-terre. The location is superb, with Upper Street and the charming Camden Passage just moments away. Both offer an excellent selection of independent boutiques, cafés, restaurants, bars and delicatessens. Set within a peaceful Low Traffic Neighbourhood, the property is approximately 0.3 miles from Angel Underground Station (Northern line). King's Cross St Pancras is just one stop away, providing access to an extensive network of Underground and National Rail services, as well as St Pancras International for Eurostar connections.

**Tenure:** Freehold
**Service Charge:** £1,000 pa maintenance of the communal gate and grounds.
**Ground Rent:** £0
**Local Authority:** Islington
**Council Tax Band:** G




*Chestertons Islington Sales*

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

**Willow Walk, N1**

**Approximate Gross Internal Area** = 1176 sq ft / 109.2 sq m
(Including Restricted Height)

**Restricted Height** = 30 sq ft / 2.7 sq m




NEILSON & BAUER

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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