



# Queen Margarets Grove

Islington, N1

Asking Price £1,400,000

A charming three-bedroom Victorian mid-terraced family home, thoughtfully arranged over three floors and ideally located on a tree-lined street within the Newington Green Conservation Area.

**CHESTERTONS**



# Queen Margarets Grove

Islington, N1

- Charming three-bedroom Victorian terraced house
- Dual aspect through reception room
- Kitchen/ dining room
- Bathroom plus separate shower room
- Superb access to Canonbury station and Dalston Junction (both London Overground)



A charming three-bedroom Victorian mid-terraced family home, thoughtfully arranged over three floors and ideally located on a tree-lined street within the Newington Green Conservation Area. Accommodation is bright and well-proportioned comprising; 2 bedrooms, both benefitting from built-in wardrobes with the main bedroom located on the top floor. The raised ground floor features an elegant through reception room with two ornate fireplaces, exposed floorboards and attractive ceiling corning. On the lower ground floor can be found a good size double bedroom/ reception room to the front, spacious 15ft X 12ft kitchen/ dining room, shower room and utility room with access out to the well-maintained private rear garden. Queen Margarets Grove runs to the Southeast off Newington Green and falls within the Newington Green conservation area. The property is exceptionally well placed for so much of what the area has to offer, with a plethora of cafes, restaurants and trendy bars found at Dalston and Kingsland Road to the East, Stoke Newington to the North and Newington Green around the corner, with the delightful greenery of Clissold Park just a short stroll. Transport can be found at Dalston Kingsland, Dalston Junction, Canonbury Station (London Overground) and Stoke Newington station (trains to Liverpool Street), with several bus routes running on Green Lanes and Newington Green Road.

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

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

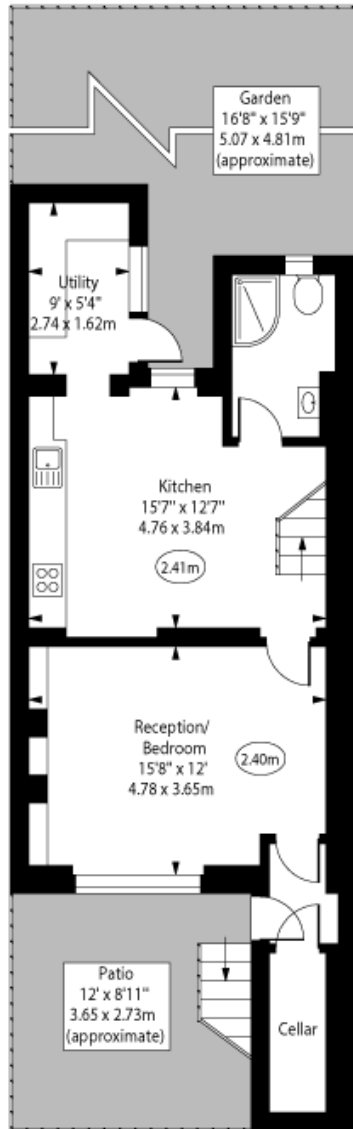
### Chestertons Islington Sales

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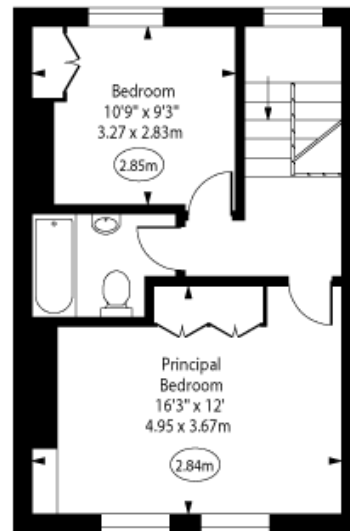
Queen Margarets Grove,  
Islington, N1



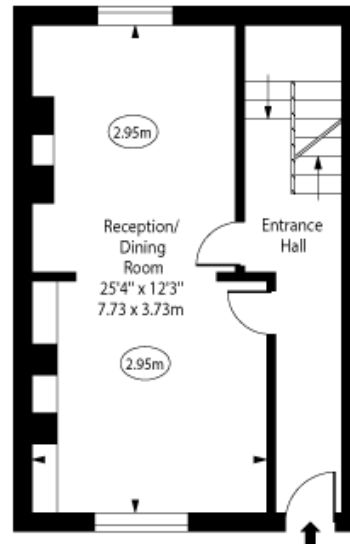
○ - Ceiling Height



Lower Ground Floor



First Floor



Ground Floor

Approx Gross Internal Area 1347 Sq Ft - 125.14 Sq M  
(Including Cellar)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk  
Ref. No. 031565J

