



FLORENCE STREET
LONDON, N1

GRANT J BATES
— PROPERTY —



A beautifully crafted Victorian home combining timeless character with contemporary design

GJB

Florence Street, Islington, London, N1

Freehold

- Approx. 2,000 Sq Ft
- End-of-Terrace Home
- Rare Side Access
- Meticulously Crafted
- Four/Five Bedrooms
- Bespoke Keller Kitchen
- Principal Suite Floor
- Landscaped Garden
- Flexible Loft Room
- Moments from Upper Street

Description

Quietly positioned on one of Islington's most desirable residential streets, this exceptional end-of-terrace Victorian home has been comprehensively refurbished and thoughtfully reconfigured, creating approximately 2,000 sq ft of beautifully crafted accommodation arranged across five impeccably designed levels.

Behind its handsome Victorian façade lies a home meticulously redesigned for modern family living, where exceptional craftsmanship, bespoke joinery and carefully considered detailing combine to create interiors of remarkable quality. Every material has been thoughtfully selected, resulting in a house that feels calm, timeless and effortlessly elegant.

The lower ground floor forms the natural heart of the home. A spectacular open-plan kitchen, dining and living space is centred around a bespoke Keller kitchen complete with premium Smeg appliances, integrated wine storage and an expansive island that naturally draws people together.

Jonny Pirouzi

Senior Broker

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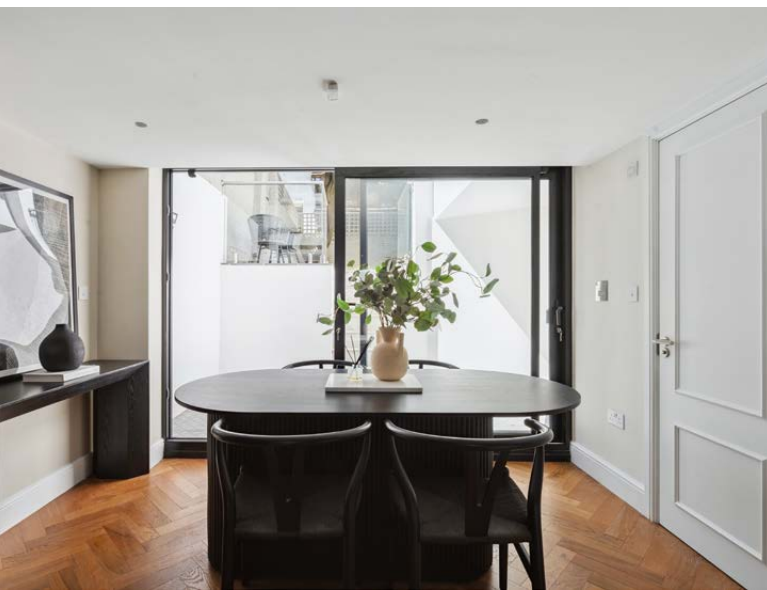
Wide timber flooring runs throughout, while full-width glazing dissolves the boundary between inside and out, opening directly onto a private patio and landscaped garden beyond. A separate utility room and guest cloakroom are discreetly positioned away from the main living space, ensuring practicality sits comfortably alongside the design.

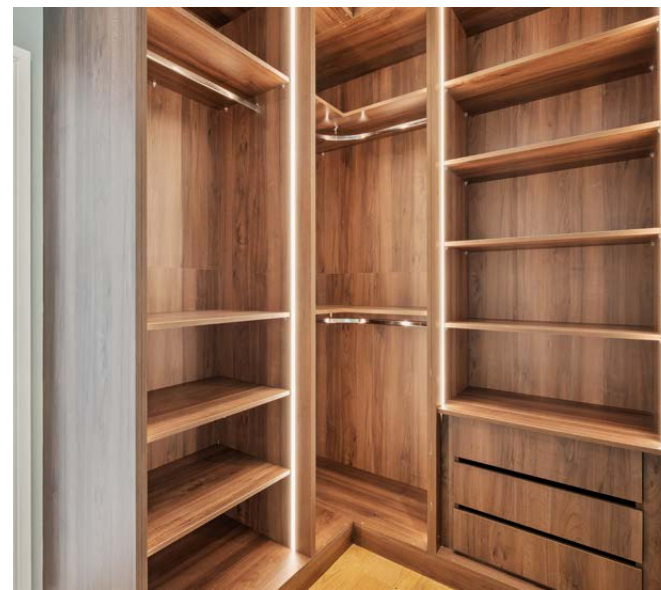
The original raised ground floor has been reimagined as a series of beautifully proportioned reception spaces. Traditional Victorian volume is complemented by bespoke Crittall-style doors that allow light to travel effortlessly through the house while offering flexibility between open-plan living and quieter moments. To the rear, a second reception room enjoys direct access to the garden and is equally suited as a family room, guest suite or an exceptional home office.

Occupying the entire first floor, the principal suite provides a peaceful retreat from the rest of the house. A generous bedroom is complemented by a bespoke walk-in dressing room and a beautifully appointed ensuite bathroom, creating a space that feels more akin to a boutique hotel than a traditional townhouse.

Two further double bedrooms and a contemporary family bathroom occupy the second floor, while the upper level offers a wonderfully adaptable loft room. Whether used as a studio, gym, cinema room or dedicated office, it provides valuable flexibility as family life evolves.







Beyond the architecture itself, it is the quality of execution that truly distinguishes this home. Bespoke joinery, carefully selected natural materials, wide timber flooring and restrained detailing create interiors that feel sophisticated without ever feeling overstated.

Outside, the landscaped garden has been conceived as a genuine extension of the living accommodation. Accessible from both the lower ground and raised ground floors, it provides multiple places to dine, entertain or simply unwind, while the rare side access offers a level of practicality seldom found within central Islington.

Florence Street enjoys an enviable position just moments from Upper Street, where acclaimed restaurants, independent cafés, neighbourhood wine bars and boutique shops create one of London’s most vibrant village atmospheres. Highbury Fields, Regent’s Canal and excellent transport connections at Highbury & Islington, Angel and Essex Road are all within easy reach, completing a home that combines exceptional craftsmanship with one of North London’s most sought-after locations.

Additional Information
Local Authority: Islington
Council Tax Band: G
EPC Rating: C



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Florence Street

Approximate Gross Internal Area = 185.7 sq m / 1999 sq ft (Including Storage Vaults / Loft)

Approximate Gross External Area = 69.6 sq m / 749 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.