



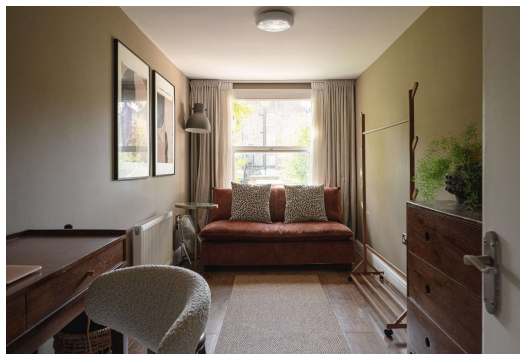
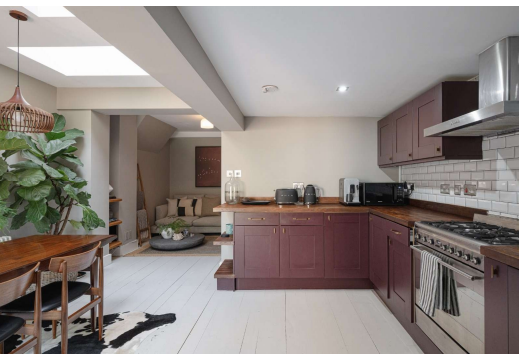
Yeate Street

Islington, N1

Asking Price £950,000

Beautifully presented throughout, this charming two-bedroom maisonette on Yeate Street, N1, offers well-proportioned accommodation, excellent entertaining space and a wonderful 41ft south-west facing rear garden.

CHESTERTONS



Yeate Street

Islington, N1

- Beautifully presented two-bedroom maisonette
- 41ft south-west facing rear garden
- Generous open-plan reception, dining and kitchen space
- Two well-proportioned double bedrooms
- Highly sought-after N1 location



Arranged over two floors, the property has a welcoming and well-maintained front garden and a bright, thoughtfully designed interior.

On the lower ground floor, there is a generous double bedroom with useful built-in storage, alongside a spacious open-plan living and dining area. The modern kitchen is seamlessly integrated into the living space and opens directly onto the impressive rear garden, creating a fantastic connection between the indoors and outdoors — ideal for entertaining or relaxing during the warmer months.

Upstairs, there is a further well-proportioned bedroom enjoying a lovely outlook over the rear garden.

The property is ideally positioned on Yeate Street, in a highly sought-after part of N1. Southgate Road is close by, offering an excellent selection of independent restaurants, cafés and local amenities, including the much-loved De Beauvoir Deli. Upper Street is also within easy reach, renowned for its unrivalled choice of shops, restaurants, bars and coffee shops.

Tenure: Share of Freehold 101 years

Service Charge: £1,313 pa

Ground Rent: £0

Local Authority: Islington

Council Tax Band: D

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

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YEATE STREET,N1

APPROXIMATE GROSS INTERNAL AREA

LOWER GROUND FLOOR = 657 SQ FT / 61.0 SQ M

(EXCLUDING REDUCED HEADROOM)

RAISED GROUND FLOOR = 141 SQ FT / 13.1 SQ M

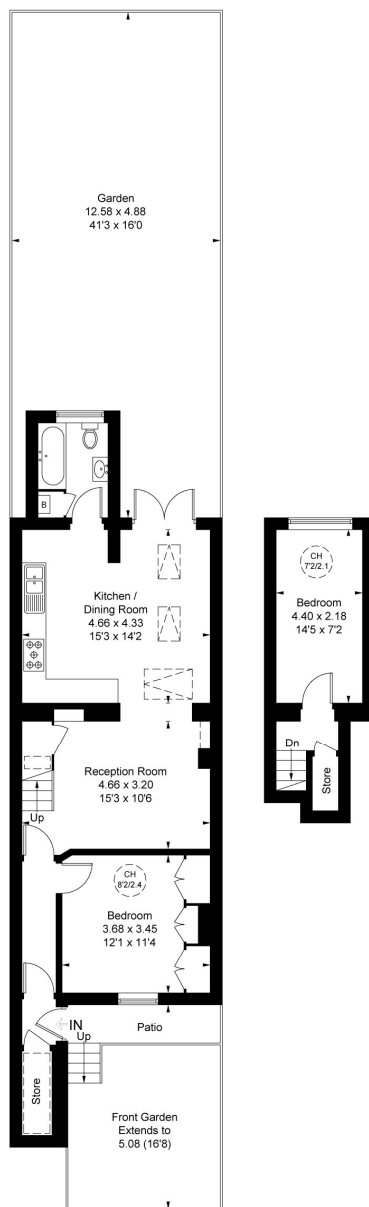
REDUCED HEADROOM = 16 SQ FT / 1.5 SQ M

TOTAL = 814 SQ FT / 75.6 SQ M



CH = Ceiling Height

= Reduced headroom
below 1.5m / 5'0"



**LOWER
GROUND FLOOR**

**RAISED
GROUND 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. (ID1337949)

