



Peacock Place

Islington, N1

Offers In Excess Of £2,500,000

Originally designed as a 4 double bedroom family home, nestled within a prestigious courtyard development, this stunning freehold townhouse spans circa 2,400 sq ft of meticulously designed living space, right in the heart of Islington. Arranged across four levels, the home has been expertly crafted to balance spacious entertaining areas with tranquil private retreats linked through clever & thoughtful design creating free flowing volumous rooms, all while enjoying an abundance of natural light and the ease of modern construction.

Peacock Place is an exceptionally sought-after courtyard development just moments from Upper Street, offering the rare blend of vibrant Islington living and true tranquillity. Surrounded by a fantastic array of independent cafés, restaurants, boutiques, and theatres, including the Almeida and King's Head, the property is also within easy reach of Highbury Fields and top-rated local schools. Despite its peaceful, no-through-traffic environment, transport links are excellent, with Angel and Highbury & Islington stations providing quick access to King's Cross, the City, and the West End in just minutes, making it an ideal spot for both family living and professional commuting.

CHESTERTONS



Peacock Place

Islington, N1

- Three bedrooms including principal suite (originally four)
- Substantial freehold townhouse
- Contemporary architecture with exceptional natural light
- Landscaped designer garden courtyard and terrace
- Turnkey living with concierge
- Secure underground parking with private EV charger
- Three bathrooms with 2 further WCs
- Communal bike storage



On the ground floor, the open-plan living area serves as the social hub of the home, featuring a striking double-height dining space and a contemporary Leicht kitchen, which opens onto a beautifully landscaped courtyard garden via full-height bi-fold doors. This sun-drenched outdoor space enhances the indoor-outdoor flow, perfect for both relaxed family living and entertaining. The first floor houses an impressive reception room with direct access to a generous decked terrace, further enhancing the sense of seamless connection to the outdoors. The upper levels offer a spacious principal suite (formerly two bedrooms), two additional double bedrooms, an en suite, and a family bathroom, ensuring a flexible and harmonious layout. Rare for this central location, the property comes with secure underground parking, including a dedicated private space with its own EV charging point. The development also benefits from concierge services, communal bike storage and CCTV. Quiet, private, and turnkey-ready, this home offers generous proportions, natural light, and modern comforts, all within walking distance of Upper Street – a peaceful retreat in the heart of the action.

Tenure: Freehold
Service Charge: £1,729.04

Local Authority: (1068) Islington Council
Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PEACOCK PLACE, N1

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR (EXCLUDING REDUCED HEADROOM / BIN STORAGE)
756 SQ FT / 70.2 SQ M

FIRST FLOOR (EXCLUDING ATRIUM VOID) = 501 SQ FT / 46.5 SQ M

SECOND FLOOR = 535 SQ FT / 49.7 SQ M

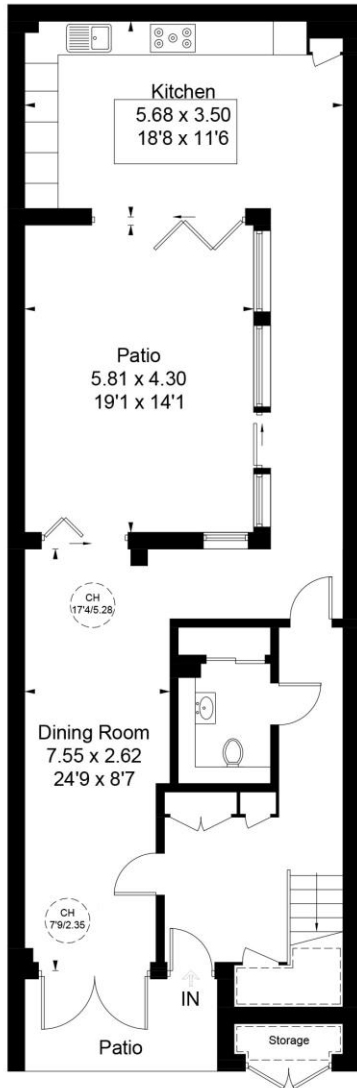
THIRD FLOOR = 547 SQ FT / 50.9 SQ M

REDUCED HEADROOM / BIN STORAGE = 39 SQ FT / 3.6 SQ M

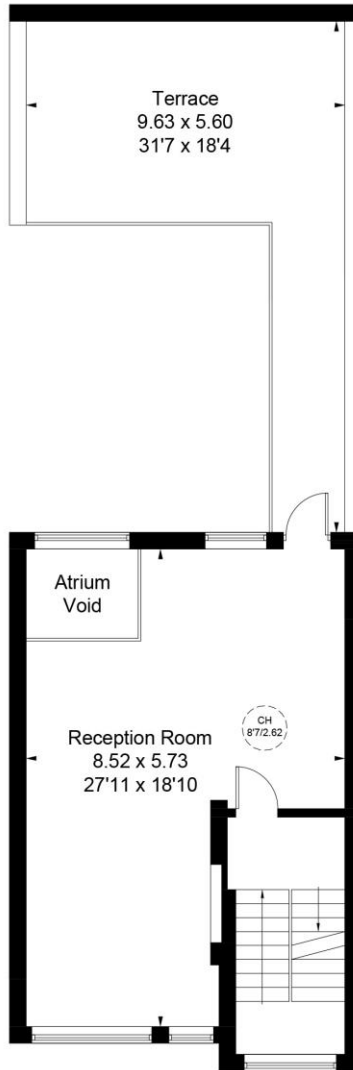
TOTAL = 2378 SQ FT / 220.9 SQ M



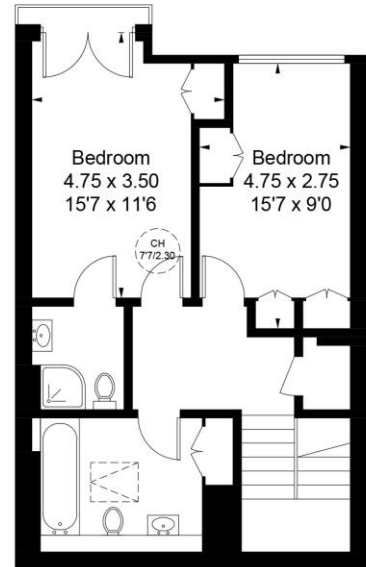
CH = CEILING HEIGHT



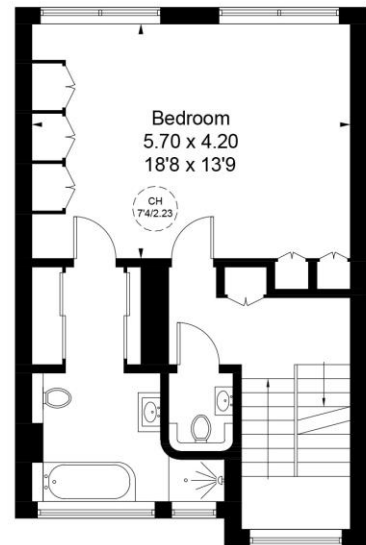
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND 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. (ID1292102)

