



Crossley Street

Islington, N7

Guide Price £1,700,000

Set on the sought-after Crossley Street, this exceptional four-bedroom Victorian freehold has been beautifully modernised while carefully retaining its elegant period charm. Arranged over three floors, the property offers a superb balance of contemporary living space and characterful original features throughout.

CHESTERTONS



Crossley Street

Islington, N7

- Victorian Freehold
- Four Bedrooms
- Two Bathrooms
- Views of Freightliners Farm
- St. Mary Magdalene Conservation area
- Well Located for Highbury & Islington



Upon entering the ground floor, you are welcomed into a stunning open-plan kitchen and dining room, perfectly designed for modern family living and entertaining. A charming bay window with a built-in window seat floods the space with natural light, while original features including shutters, a feature fireplace, ceiling rose and wooden flooring create a warm and inviting atmosphere. To the rear of this level, doors open onto a private patio garden, which also benefits from convenient rear access onto Sheringham Road. This floor further comprises a useful utility room and a stylish contemporary shower room. The first floor offers a beautifully proportioned formal reception room, which many buyers may choose to utilise as a luxurious principal bedroom. There is also an additional generous double bedroom and a spacious family bathroom finished to an excellent standard. The top floor comprises three further well-sized double bedrooms alongside a separate cloakroom. The property also benefits from extensive loft storage, adding to the practicality of this impressive home. Crossley Street is a quiet residential turning ideally positioned within easy reach of the vibrant amenities of Barnsbury and Highbury. Residents can enjoy an excellent selection of independent cafés, restaurants, gastro pubs and local shops nearby, along with the green open spaces of Highbury Fields and Paradise Park. Transport connections are superb, with Highbury & Islington Station within easy reach, providing swift access across Central London, the City and the West End. Numerous bus routes also serve the surrounding area, making this an exceptionally well-connected North London location.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

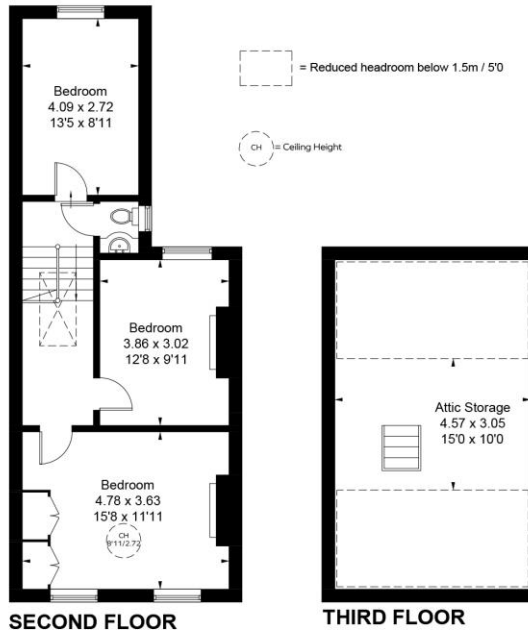
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

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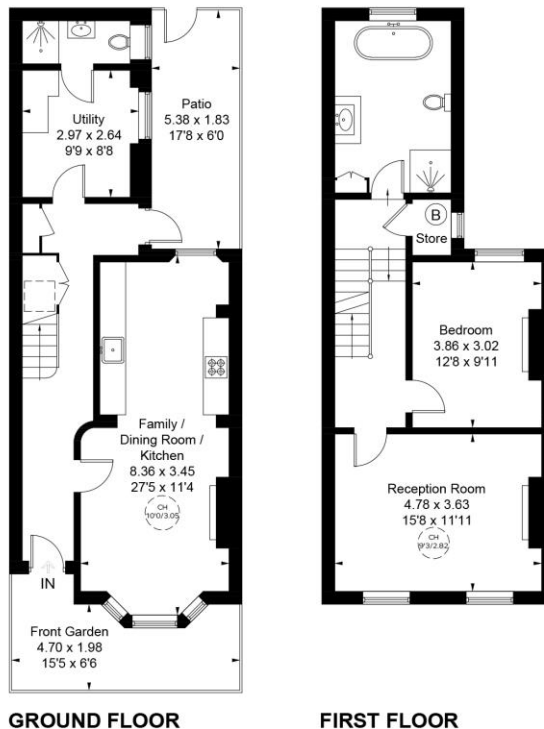
CROSSLEY STREET, N7

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING ATTIC STORAGE)
 GROUND FLOOR = 550 SQ FT / 51.1 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 558 SQ FT / 51.8 SQ M
 SECOND FLOOR = 558 SQ FT / 51.8 SQ M
 REDUCED HEADROOM = 5 SQ FT / 0.5 SQ M
 TOTAL = 1671 SQ FT / 155.2 SQ M



SECOND FLOOR

THIRD FLOOR



GROUND FLOOR

FIRST 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. (ID1299672)