



TYNDALE TERRACE  
LONDON, N1

GRANT J BATES  
— PROPERTY —



# A beautifully presented period townhouse, this home blends classic charm with contemporary interiors

GJB

## Tyndale Terrace, London, N1

### Freehold

- Four/Five bedrooms
- Three Bathrooms
- Over 2,300 Sq Ft
- Excellent Canonbury Location
- Freehold
- Georgian-style façade
- Retained Period Features
- Private Balcony
- Nanny/Guest Suite
- South-West Facing Garden

### Description

Set on Tyndale Terrace, one of the area's most desirable streets, this freehold property features a striking Georgian-style façade, elegant sash windows, and high ceilings. A private entrance leads into bright, airy interiors where original period features sit harmoniously alongside modern finishes, creating a home of both character and comfort.

The grand double reception room, on the first floor, boasts exceptional proportions with soaring ceilings and expansive windows that flood the space with natural light. A rarely found private balcony adds a touch of luxury, ideal for relaxing or entertaining. The kitchen is thoughtfully designed with high-quality finishes, generous worktop space, and excellent storage, combining practicality with style.

The principal suite occupies the entire second floor, with a spacious bedroom, walk-through wardrobe, and ensuite bathroom. Four further well-sized bedrooms provide comfortable spaces, while the lower ground floor offers versatile

accommodation, ideal as a nanny flat, guest suite, or home office. There are 2 additional bathrooms and a WC.

Outside, the south-west facing garden extends to approximately 43 feet, making it a generous and rare feature for the area, perfect for dining, entertaining, or unwinding.

### Situation

The property is just a seven-minute walk from Highbury & Islington, with Upper Street offering independent restaurants, cafés, boutique shops, theatres, and lifestyle amenities. Local schools, including William Tyndale Primary and Canonbury Primary, are highly regarded, making this an ideal home for families seeking style, space, and convenience.

### Additional Information

**Local Authority:** Islington

**Council Tax Band:** G

**EPC Rating:** TBC

### Grant J Bates

#### Founder

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## Tyndale Terrace

Approximate Gross Internal Area = 215.6 sq m / 2321 sq ft

Approximate Gross External Area = 94.7 sq m / 1019 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.