

Allingham Street

Angel, N1

Asking Price £2,750,000

A truly exceptional four bedroom mid-terraced house which has been refurbished and extended to what can only be described as an exacting standard, with a phenomenal eye for design & attention to detail.

CHESTERTONS









Allingham Street

Angel, N1

- Phenomenal 4 bedroom mid-terraced house
- Amazing vast kitchen/ dining/ family room opening to the private garden
- Stunning master bedroom with en-suite shower room & dressing area
- Second double bedroom also with en-suite shower room
- Superb central Angel location
- Eye-watering attention to detail



Accommodation comprises good size double bedroom on the top (2nd) floor with a beautiful en-suite shower room and views across the gardens to the rear. The 1st floor is home to a truly fabulous master bedroom suite complete with dressing area and walk-in shower. Located on the half landing is the 3rd bedroom. On the ground floor can be found an elegant through reception room with the rear section currently being used as a double bedroom. The half landing is home to the main bathroom. Undoubtedly the lower ground floor is home to the heart of the home, a truly exceptional bright open-plan kitchen/ dining/ reception/ family room with a wall of glass to the rear with doors opening to the immensely private patio garden. Of particular note on this floor are the sheer volume of natural light, bouncing off the slick modern white resin floor and the versatility of the space. The house benefits from underfloor heating throughout and with finishes of the highest standard, this really is a truly outstanding family home on a quiet no-through street in the heart of Angel. Allingham Street is superbly located and is nestled neatly off St Peters Street, to the East of Essex Road, the property affords superb access to the wide ranging amenities that Upper Street has to offer. The greenery and amenities of Islington Green close by, along with the gastronomic delights of Trullo, Prawn On The Lawn, Ottolenghi, Rok and The Smoke House. The gastro pubs of the The Pig & Butcher, Duke Of Cambridge and The Drapers Arms are close by. Angel Underground is the closest station, with trains to Bank & Kings Cross/ St Pancras International. Highbury & Islington is also accessible connections through London via both the Underground (Victoria Line) and the London Overground network.

Tenure: Freehold
Service Charge: Islington
Council Tax Band F

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ALLINGHAM STREET, N1



APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 588 SQ FT / 54.6 SQ M
RAISED GROUND FLOOR = 434 SQ FT / 40.3 SQ M
FIRST FLOOR = 433 SQ FT / 40.2 SQ M
SECOND FLOOR = 242 SQ FT / 22.5 SQ M (EXCLUDING REDUCED HEADROOM & EAVES)
REDUCED HEADROOM & EAVES = 90 SQ FT / 8.4 SQ M
STORAGE = 52 SQ FT / 4.8 SQ M
TOTAL = 1839 SQ FT / 170.8 SQ M

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