



Cruden Street

Angel, N1

Offers in excess of £1,500,000

This beautifully arranged three-bedroom, four-storey period townhouse is set on the ever-popular Cruden Street and benefits from an exceptional balance of indoor and outdoor space, including a roof terrace, a rear terrace off the reception room and a generous 22-foot garden.

CHESTERTONS



Cruden Street

Angel, N1

- Period Town House
- Three bedrooms
- Two bathrooms
- Garden, Roof Terrace & Terrace
- Close to Angel Underground Station



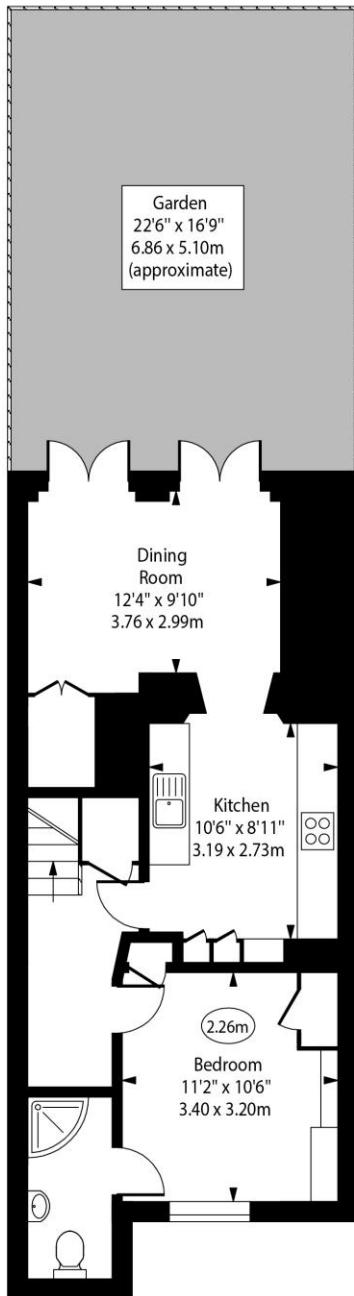
The property is entered on the raised ground floor, where a striking open-plan reception room immediately impresses with its 2.7m ceiling height and excellent natural light. This inviting living space flows seamlessly onto a private rear terrace measuring approximately 14' x 9', ideal for entertaining or relaxed outdoor dining. The first floor is dedicated to the principal bedroom, featuring built-in wardrobes and a ceiling height of 2.45m, creating a calm and comfortable retreat. To the rear of this level is a spacious family bathroom. The top floor houses a further double bedroom, which enjoys direct access to a substantial front roof terrace of approximately 14' x 11', offering open views and an enviable outdoor escape. On the lower ground floor, the third bedroom is positioned to the front and benefits from its own en-suite bathroom, making it ideal for guests or as a private home office. To the rear, the kitchen opens into a dining area with an abundance of bespoke built-in storage and direct access to the 22-foot garden, providing a practical yet sociable heart to the home. This house must be viewed to be truly appreciated and sits within the Duncan Terrace/ Colebrooke Row conservation area, affording superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International (Eurostar Terminus) just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal.

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

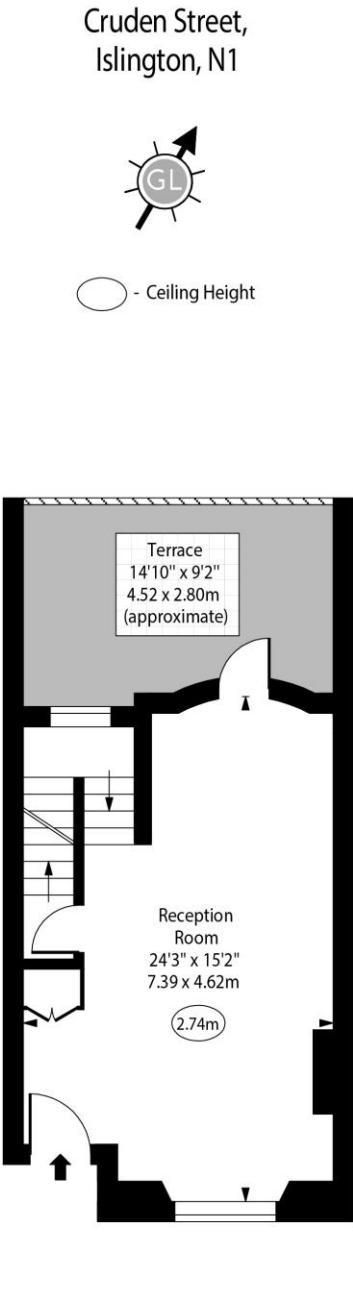
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(82-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs.			
England, Scotland & Wales		54	63
EU Directive 2002/91/EC			

Chestertons Islington Sales

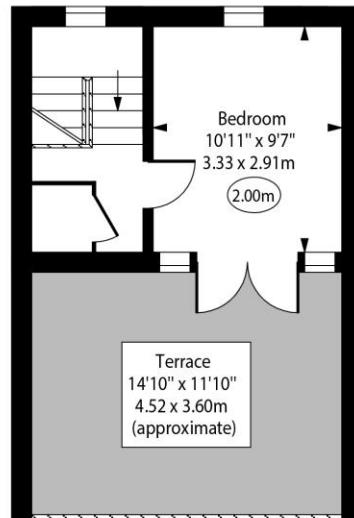
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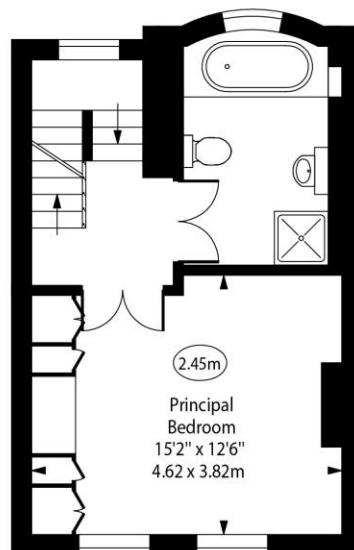
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 1370 Sq Ft - 127.27 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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