






## ELLINGTON STREET

London N7



# A TURNKEY PERIOD HOUSE ON ELLINGTON STREET, BARNSBURY.

Set behind a gated front garden on a highly desired and quiet residential street, this turnkey and design led property has been lovingly renovated by the current owners to an exceptionally high standard.

			EPC
4	3	3	TBC

Local Authority: London Borough of Islington

Council Tax band: H

Tenure: Freehold

Guide Price: £3,000,000



This striking property benefits from wonderful natural light. On the raised ground floor, chevron timber flooring and contemporary lighting elevate the refined double reception room. This floor also benefits from a conveniently located study offering calming views over the south facing garden, and a discrete and modern bathroom.







The lower ground floor has been cleverly reconfigured to maximise light and space, and features a bespoke Ledbury Studio kitchen complete with Carrara marble surfaces, premium Miele appliances, an American-style fridge freezer, built in larder, Quooker tap and an Insinkerator. Designed for both everyday family living and entertaining the kitchen seamlessly connects to a versatile dining and living space with direct garden access. A utility room, W.C and hidden storage further enhance this floor.

The upper floors provide four well-proportioned bedrooms. The principal suite occupies the entire top floor, with a particularly generous and striking principal bathroom featuring Arabescato marble, Porter Bathroom fittings and underfloor heating.







Planning permission is in place to reconfigure the half-landing bedroom into an additional bathroom, should a buyer wish to alter the configuration of the house. Throughout the property period features have been carefully restored or added. Modern upgrades including underfloor heating and a fully integrated Nest heating system have been thoughtfully introduced.

The south facing rear garden is a true standout feature: landscaped with integrated lighting and irrigation, a gas-fed BBQ grill and an outdoor fridge, it is a brilliant entertaining space. The garden is notably one of the sunniest on the street, benefitting from a natural gap in the surrounding tree line. In Summer the boundary walls bloom with mature white jasmine





## LOCATION

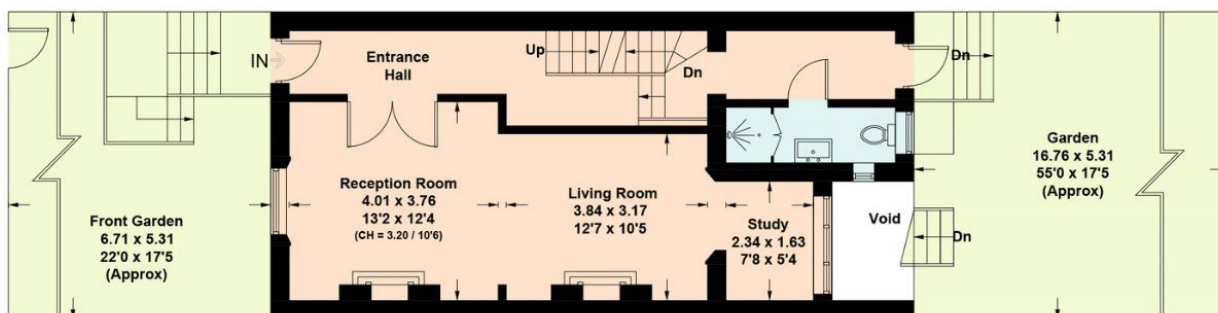
The house enjoys excellent access to public transport: Highbury & Islington station is easily accessible (providing access to the Victoria Line, Overground services and National Rail connections) and Caledonian Road and Holloway Road underground stations are also close-by. Multiple bus routes serving the surrounding area.

The house is uniquely positioned to enjoy the wide variety of restaurants and local independent shops available on Upper Street, and in Barnsbury and Highbury Barn. Highbury Fields and its tennis courts, playground and swimming pool are easily accessible, as are many of Barnsbury's tranquil garden squares. The property is really well suited for families and benefits from close proximity to a number of Ofsted Outstanding schools and nurseries (St Mary Magdalene Academy, St Andrew's Montessori and The Gower School Nursery).

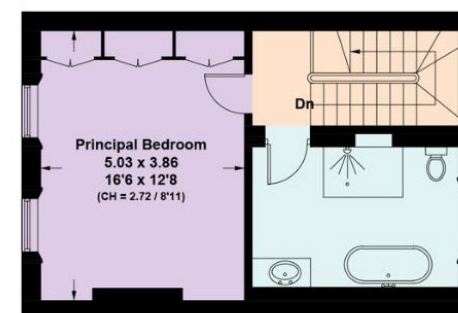




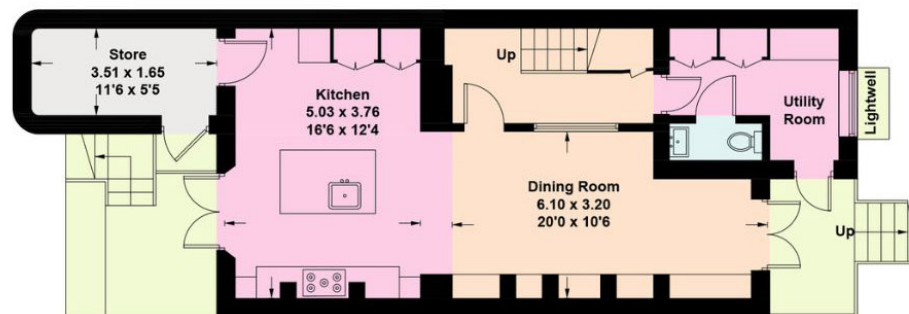




Ground Floor

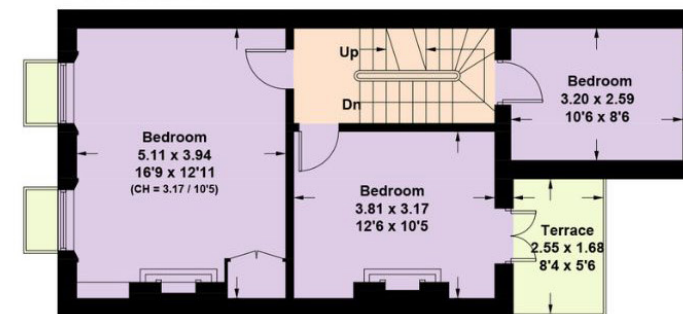


Second Floor



Lower Ground Floor

= Reduced head height below 1.5m



First Floor

(Including Limited Use Area)  
 Approximate Gross Internal Area = 207.1 sq m / 2229 sq ft

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. (ID767266)



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