Wolsey Road

Islington, N1

Asking Price £1,500,000

A charming four-storey, three-bedroom period house located on the sought-after Wolsey Road, just moments from the vibrant Newington Green. This spacious home seamlessly blends period features with modern comforts, offering a perfect balance of character and contemporary living.

CHESTERTONS

Wolsey Road

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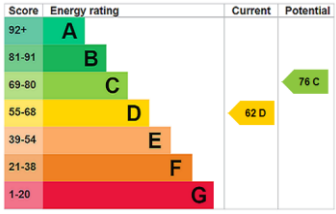
- Four-Storey
- Three Bedrooms
- Three Bathrooms
- Open-Plan Kitchen/Dining Room
- 23' Rear Garden
- Boasting Original Period Features
- Newington Green Conservation Area

As you enter on the raised ground floor, you are welcomed by a stunning double reception room with period features and original doors, allowing the rooms to be separated for a more intimate feel or opened up to create a larger living area. The perfect space for both entertaining and relaxation. Descending to the lower half landing, you'll find the family bathroom. On the lower ground floor, a bright and expansive open-plan living area awaits, featuring a well-equipped kitchen with a built-in Aga cooker, a generous dining space, and an informal seating area – ideal for family gatherings. This fantastic space flows seamlessly into the 23' landscaped garden, perfect for outdoor entertaining or quiet moments in the sun. A utility room, shower room, and front storage area in the original coal cellar with a separate entrance complete this level, offering practicality alongside elegance. On the first floor, the spacious principal bedroom is located at the front of the property, while bedroom two enjoys peaceful views over the rear garden. The top floor features another double bedroom, along with a separate shower room and plenty of eaves storage – perfect for accommodating guests or offering a dedicated home office space. Wolsey Road is situated in the heart of Newington Green, a vibrant and increasingly popular area in North London. The location offers a range of local amenities, including independent cafes, shops, and restaurants, creating a charming and welcoming community. Newington Green itself, with its beautiful green space, provides the perfect spot to unwind or enjoy a picnic with friends and family. For convenience, the property is well-connected by public transport. The nearby Canonbury and Dalston Junction stations offer quick access to the Overground, while Highbury & Islington (Victoria Line and Overground) is also within easy reach. Numerous bus routes run along Newington Green, providing direct access to the City and other key locations across London. With excellent transport links and local amenities on your doorstep, this property offers the perfect blend of suburban peace and urban convenience.

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



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WOLSEY ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 531 SQ FT / 49.3 SQ M (EXCLUDING REDUCED HEADROOM)
RAISED GROUND FLOOR = 490 SQ FT / 45.5 SQ M
FIRST FLOOR = 391 SQ FT / 36.3 SQ M
SECOND FLOOR = 205 SQ FT / 19.0 SQ M (EXCLUDING REDUCED HEADROOM / EAVES)
REDUCED HEADROOM = 138 SQ FT / 12.9 SQ M
TOTAL = 1755 SQ FT / 163.0 SQ M

LOWER GROUND FLOOR **RAISED GROUND FLOOR** **FIRST FLOOR**

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