



Noel Road

Angel, N1

Asking Price £2,750,000

This meticulously refurbished four-bedroom, two-bathroom Grade II Listed Georgian home offers a perfect blend of period charm and modern sophistication. Completely renovated in 2024, the property is located on the sought-after Noel Road, within the highly desirable Duncan Terrace/Colebrooke Row Conservation Area.

This exceptional home enjoys a peaceful setting within a Low Traffic Neighbourhood (LTN), providing a serene atmosphere while being just moments away from the beautiful Regent's Canal. The vibrant Upper Street and Camden Passage are within close proximity, offering a variety of restaurants, cafes and bars. Transport links are superb, with Angel Underground Station (Northern Line), and Kings Cross/St Pancras only one stop away, providing access to the Circle, Hammersmith & City, and Metropolitan Lines, as well as the Piccadilly and Victoria Lines, along with St Pancras International for international rail travel. This immaculate property combines the best of classic charm and modern living in a highly sought-after location—perfect for those looking for style, comfort, and convenience.

CHESTERTONS



Noel Road

Angel, N1

- Grade II Listed
- Colebrooke Row/Duncan Terrace Conservation Area
- Four Bedrooms
- Two Bathrooms
- Meticulously Refurbished in 2024
- Bespoke Kitchen and Bathrooms



On entering the raised ground floor, you're welcomed by a double reception room that boasts ornate period detailing, complemented by restored, reclaimed wooden flooring. The half landing leads to an exquisitely designed family bathroom featuring a rolltop copper bathtub, electric underfloor heating, and bespoke finishes. The lower ground floor hosts a spacious, bespoke open-plan kitchen, fully equipped with high-end appliances, including a Le Canche cooker, Miele dishwasher, washing machine, and dryer. The kitchen is elegantly finished with a deVOL kitchen design, a Quooker tap, and luxurious marble worktops. Wireless Sonos speakers enhance the experience in this beautifully appointed space. The kitchen flows seamlessly into the dining room, which leads to a charming conservatory—currently used as a playroom—that opens onto the circa 20-foot garden via sliding doors. To the front of the kitchen, a utility room with direct street access provides practical convenience, while two external vaults offer excellent additional storage space. The first floor comprises two well-proportioned double bedrooms, including the principal bedroom, which benefits from bespoke built-in wardrobes for optimal storage. The second floor features two further bedrooms, with a stylish shower room nestled between them. The property offers an abundance of storage solutions, including a boarded loft with folding ladder access and external vaults, ensuring ample space for all your needs.

Tenure: Freehold

Local Authority: Islington

Council Tax Band: G

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

NOEL ROAD, N1

LOWER GROUND FLOOR = 502 SQ FT / 46.6 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 482 SQ FT / 44.8 SQ M
 FIRST FLOOR = 420 SQ FT / 39.0 SQ M
 SECOND FLOOR = 354 SQ FT / 32.9 SQ M (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM / LOFT = 276 SQ FT / 25.6 SQ M
 TOTAL = 2034 SQ FT / 188.9 SQ M



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. (ID1263620)