



DUNCAN TERRACE

Islington N1



A FAMILY HOME ON THE SOUGHT- AFTER DUNCAN TERRACE

A beautifully refurbished and restored Grade II listed family home in the heart of Islington with an elegant garden and roof terrace.

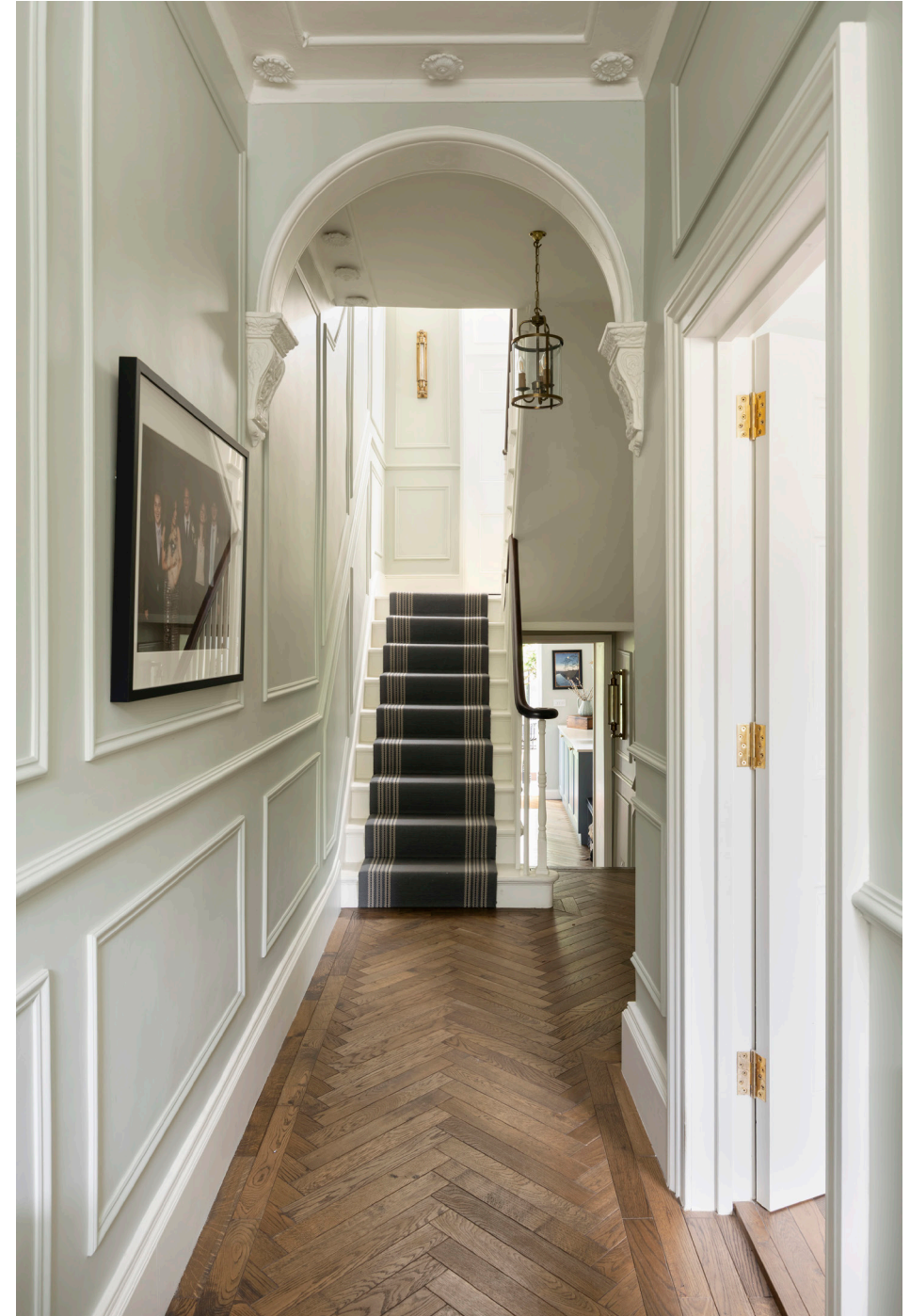


Local Authority: London Borough of Islington

Council Tax band: H

Tenure: Freehold

Guide Price: £5,250,000



Positioned on the iconic and sought-after Duncan Terrace, this exceptional Grade II listed early Victorian townhouse has been meticulously restored and reimagined to the highest standard by RIBA award-winning architects Michaelis Boyd, with further design and interiors by renowned luxury residential designer Crawford Design. The result is a home of extraordinary elegance, where Victorian heritage meets modern craftsmanship in a seamless and truly unique way.

The house spans nearly 3,000 sq ft across five floors, offering five beautifully appointed bedrooms and four luxurious bathrooms.







At the heart of the home lies a stylish and sophisticated handmade kitchen by Matthew King Design. Thoughtfully laid out and finished with Costa Esmerelda green quartzite countertops, the kitchen is equipped with a Lacanche range, a breakfast bar, a Fisher & Paykel fridge freezer with ice maker, a discreet wine fridge, two Miele dishwashers a breakfast pantry cupboard, and a Quooker tap with boiling, sparkling and chilled filtered water. The adjoining dining space retains all of its original Victorian detailing and looks onto the mature trees of Colebrooke Row Gardens.

The reception spaces are arranged across three floors. On the first floor is a large, double aspect reception room which is flooded with natural light, oozing character and comfort. The floor-to-ceiling windows again look onto the beautiful Duncan Terrace Gardens. The rear of the room has been recently fitted out as a library and snug. On the lower ground floor is a generously proportioned cinema room / further sitting room. On the half landing, a delightful study boasts charming views of the rear garden from its floor-to-ceiling window.







The principal suite occupies the entire second floor and features a large bedroom, extensive and cleverly designed storage, and an unusually spacious en-suite principal bathroom finished in Brazilian green marble, complete with Lefroy Brooks shower and fittings, a Thomas Crapper traditional high cistern WC, and a large solid brass bateau bath.

The home boasts four Carrera marble fireplaces. The house retains its original Victorian detailing, including unusually ornate and fully professionally restored cornicing and ceiling roses. The recent renovation included new solid oak flooring throughout the house; a mid-oak premium parquet herringbone on the principal three floors and cross-sawn and smoked natural oak on the top and lower ground elevations. All aspects of the build are to the very highest standards. All four bathrooms have underfloor heating, the whole house and garden pod are ethernet wired (CAT6e) for hyperfast internet access on every floor, and there is a full suite of Banham security and CCTV systems.

The property has a dedicated boot room at ground floor level complete with W.C. and a utility room on the lower ground floor.

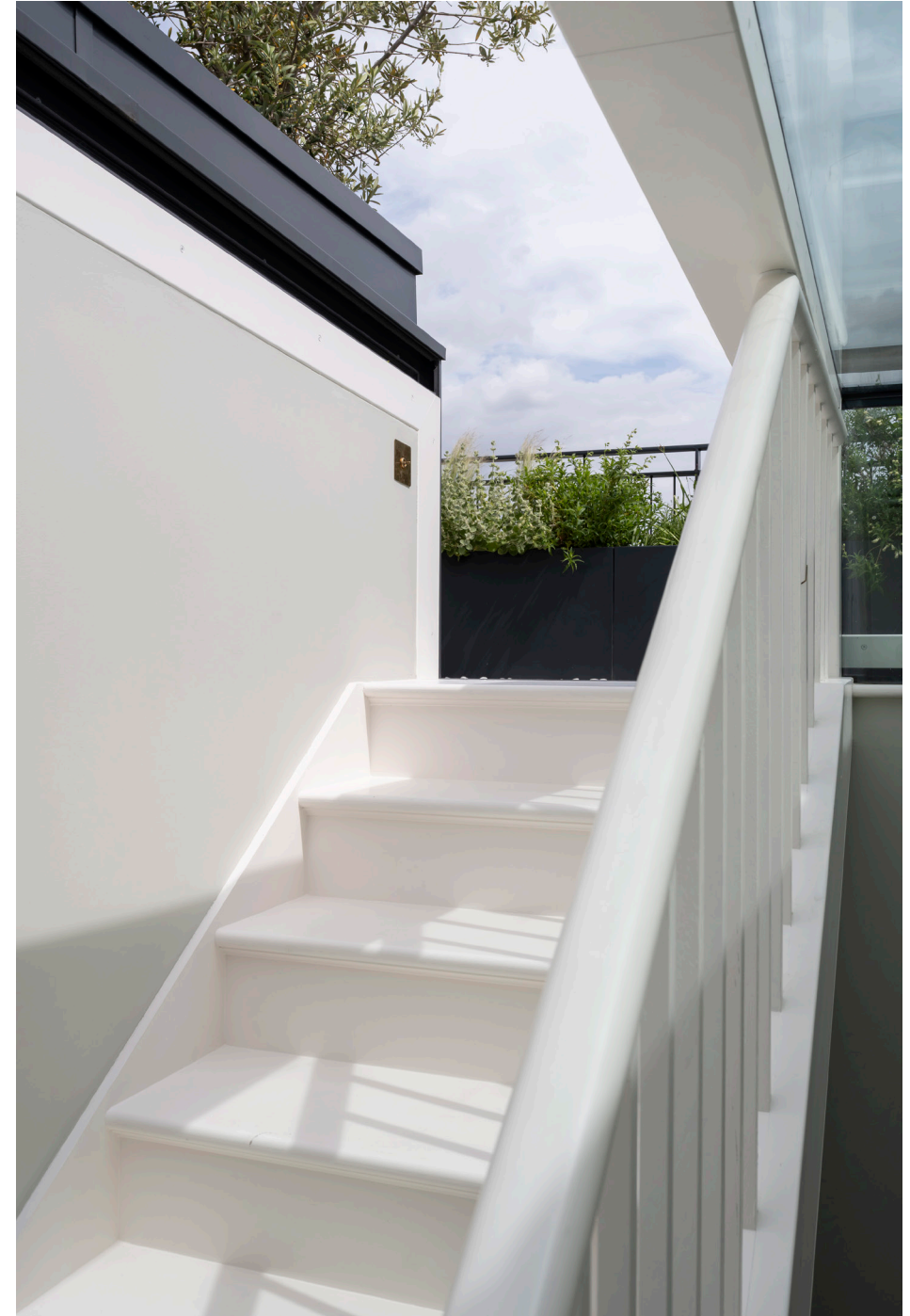
The recently landscaped rear garden, by Emma Griffin Garden Design, features a sunken dining area under a pergola, a higher seating area with a bespoke water feature, integrated lighting and irrigation systems, power sockets for garden working, and cleverly concealed storage areas. At the rear of the garden, sits a garden pod designed and built by Podspace, designed to be used year-round as a studio or office with high speed ethernet, insulation and underfloor heating.





The private roof terrace, accessed via a custom-made retractable glass door, is a further space for entertaining or secluded relaxation. Also designed by Emma Griffin Garden Design, it has panoramic views, a bespoke lighting scheme, complete irrigation system, power sockets, and an automatic rain sensor on the glass door.

Furthermore, the house offers extensive additional storage via large, under-pavement vaults. A complete re-roofing of the house during renovation allowed for increased ceiling heights on the top floor, which now accommodates three bedrooms and two bathrooms.









(Including Gym / Vaults)

Approximate Gross Internal Area = 298.4 sq m / 3212 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)



We would be delighted
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