



NOEL ROAD
LONDON, N1

GRANT J BATES
— PROPERTY —



A rare end of terrace Georgian home with a south facing garden, private terrace over the water, and nearly 2,500 sq ft

Noel Road, London, N1

Freehold

- End Terrace Georgian
- Circa 1820 Build
- Canal Backing
- 2,500 Sq Ft
- South Facing Garden
- Terrace Over Canal
- Extended Canal Garden
- Parquet Kitchen Dining
- Stainless Steel Kitchen
- Flexible Bedroom Layout

Description

Set within one of Islington's most architecturally consistent terraces, this is a house that quietly stands apart. The end of terrace position brings a different quality of light and openness, while the canal aspect introduces a calm, almost unexpected contrast to its central London setting.

The relationship with the water is what defines this home. The garden is not simply a rear space, it extends in a rare, elongated form running parallel with the canal, creating a far more immersive connection to the setting. It feels considered, almost architectural in its layout. At its end, a private terrace sits directly over the water, positioned perfectly for entertaining or quieter moments overlooking the canal.

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Internally, the house balances its Georgian heritage with confident, design led interventions. High ceilings, tall sash windows and original detailing sit comfortably alongside more contemporary finishes, creating a home that feels both elegant and current.

The garden level kitchen and dining space is particularly strong. Parquet flooring runs throughout, grounding the space with warmth and texture, while the kitchen itself introduces a more industrial edge through stainless steel finishes and exposed beam detailing. It is a space that feels deliberate and well executed. Doors open directly onto the south facing garden, allowing natural light to pour in and creating a seamless connection between inside and out.

Across the upper floors, the layout offers genuine flexibility. There are currently two principal suite options, each generous in scale and character, allowing for different ways of living depending on preference. Importantly, the configuration also lends itself to reworking, with the potential to sacrifice one of the larger suites to create a fourth bedroom on the upper floors, as demonstrated within the existing plan, giving the house longevity and adaptability.

The reception spaces are calm and refined, with the drawing room enjoying a direct outlook onto the canal, a far softer and more tranquil backdrop than a typical London street. Being end of terrace, the house benefits not just from increased natural light but also a greater sense of privacy and openness than most.







Situation

Positioned on Noel Road within a conservation area, the setting offers a balance of tranquillity and connectivity. The canal, Duncan Terrace Gardens and wider green spaces are all within moments, creating a lifestyle that feels both central and calm.

Upper Street and Camden Passage provide a mix of independent boutiques, restaurants and everyday amenities, while Angel station ensures seamless access across London. King's Cross sits just over a mile away, making international travel straightforward. Schooling is a key strength locally, with a number of highly regarded state and independent options nearby, making this a compelling long term family location as well as a lifestyle purchase.

Ultimately, this is a home where position, light and design come together in a way that is rarely seen. The end of terrace setting, the south facing orientation, and a garden that runs alongside the canal before opening out onto a private terrace over the water, create something genuinely special. Combined with nearly 2,500 sq ft of internal space and a layout that offers both flexibility and longevity, it is a house that stands apart even by Islington standards.

Additional Information

Local Authority: Islington

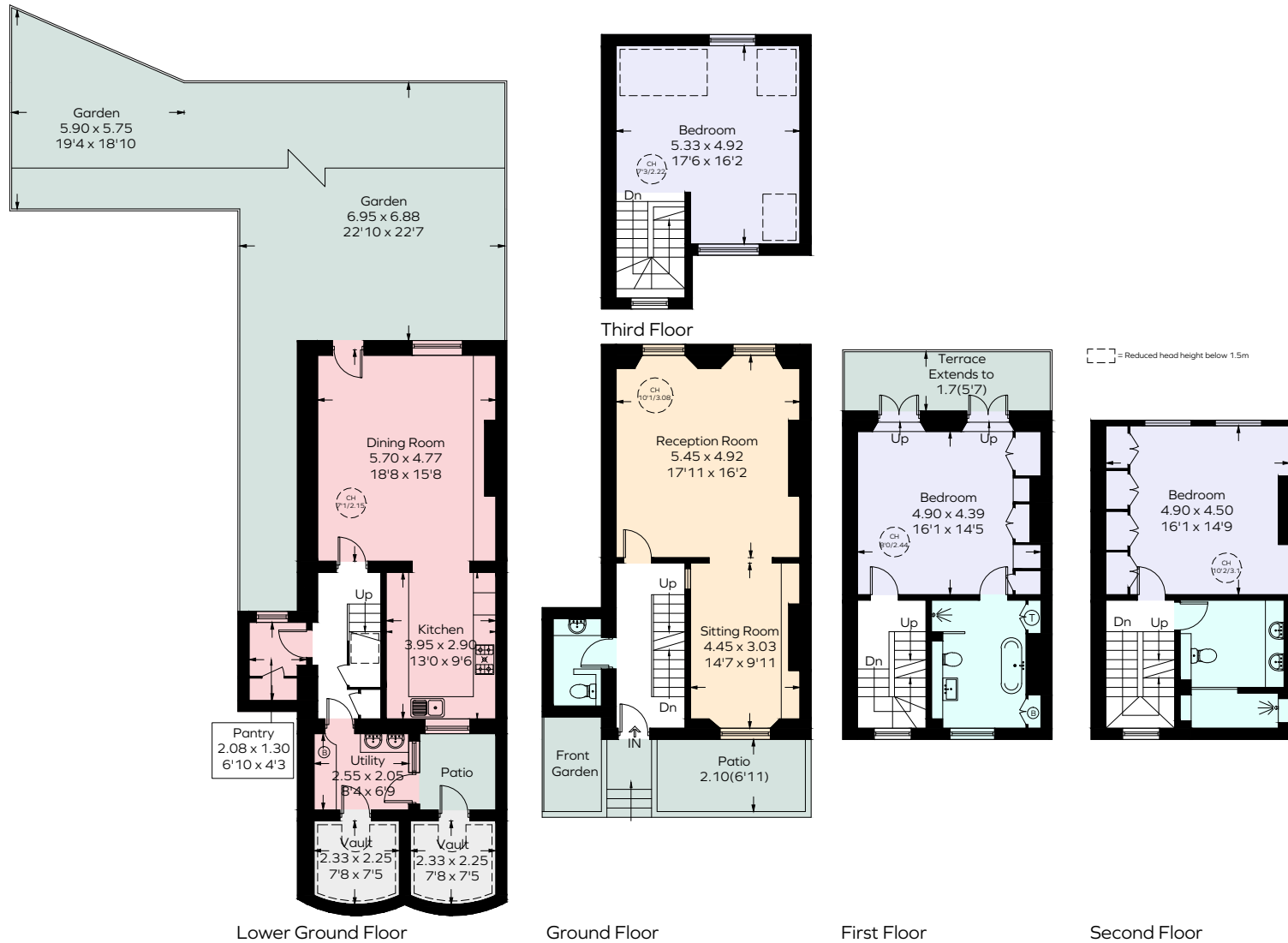
Council Tax Band: H

EPC Rating: D



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Approximate Gross Internal Area (Including Vaults) 232.0 sq m / 2496 sq ft

Approximate Gross External Area = 114.2 sq m / 1231 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.