



## HALTON ROAD

London N1



# AN EXCEPTIONAL HOUSE IN THE HEART OF ISLINGTON.

This wonderful home welcomes you with a bright and spacious double reception room on the ground floor. Dual-aspect original sash windows flood the space with natural light, while period features—including a fireplace—enhance the room’s warmth and character.



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Local Authority: London Borough of Islington

Council Tax band: F

Tenure: Freehold

**Guide price: £1,300,000**



The garden is accessed via the landing as you head down to the lower level. This attractive, generously sized paved outdoor space offers room for seating and a garden shed, creating a peaceful area.

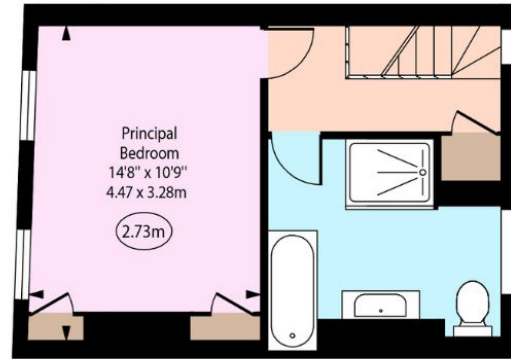
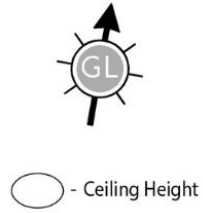
On the lower ground floor, you'll find a well-proportioned kitchen with excellent storage and ample worktop space, alongside a comfortable second bedroom.

The top floor is dedicated to a beautiful principal bedroom suite. The adjoining bathroom has been recently renovated to a high standard and features a luxurious free-standing bath and a walk-in shower.

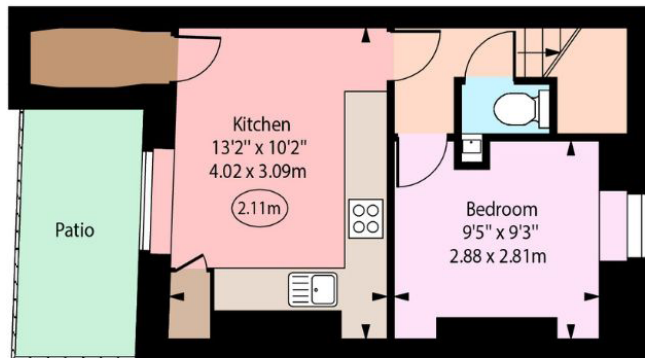
Halton Road is a highly sought-after residential street, perfectly positioned in central Islington.



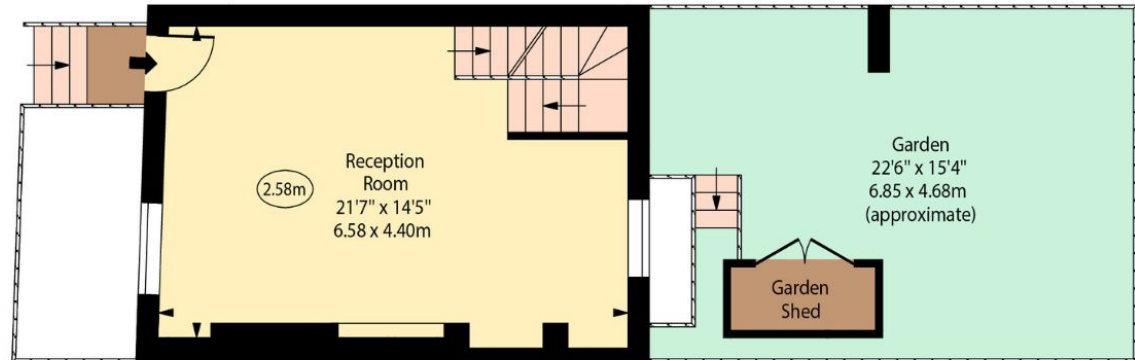




First Floor



Lower Ground Floor



Ground Floor

Approximate Gross Internal Area = 87.51 sq m / 942 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  
to tell you more.

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