Linton Street

Islington, N1

Offers in excess of £1,500,000

Set on the charming and sought-after Linton Street, this elegant three-bedroom, three-bathroom four-storey period home offers beautifully balanced living space, a west-facing garden in the sought-after Arlington Square Conservation Area.

CHESTERTONS

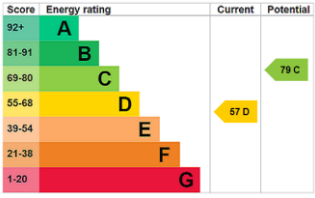
Linton Street

Islington, N1

- Arlington Square Conservation Area
- Four-Storey
- Three Bedrooms
- Three Bathrooms
- West-Facing Garden

You enter on the raised ground floor, where a wonderfully proportioned double reception room immediately impresses. Bathed in natural light, the space enjoys leafy views over the quiet residential street to the front and across the private west-facing garden to the rear — perfect for late afternoon and evening sun. On the half landing down towards the lower ground floor, a versatile study provides an ideal work-from-home space, with direct access to the garden — a peaceful and private outdoor retreat. The lower ground floor is arranged as an open-plan double room comprising a generous dining area and well-appointed kitchen, creating an excellent space for both everyday family life and entertaining. Ascending through the house, the half landing up to the first floor accommodates a well-finished family bathroom. The first floor itself is dedicated to a superb principal bedroom suite, complete with built-in wardrobes and a Jack and Jill bathroom. The top floor provides two further double bedrooms, both with built-in wardrobes, alongside a separate shower room — ideal for family members or guests. Linton Street is a particularly attractive and peaceful residential turning in the heart of Islington, characterised by handsome period façades and a strong sense of community. Despite its tranquillity, the house is moments from the vibrant amenities of both Upper Street and Essex Road. Upper Street offers an exceptional selection of boutiques, independent shops, restaurants, cafés and bars, as well as well-known brands. Nearby highlights include the renowned Almeida Theatre and a wide choice of gastropubs and eateries. Essex Road provides further local conveniences, supermarkets and neighbourhood cafés. Excellent transport links are within easy reach, with Highbury & Islington station (Victoria Line & Overground), Angel station (Northern Line), and Essex Road station offering swift access to the City, the West End and beyond. Numerous bus routes along Upper Street further enhance connectivity. Combining period character, generous accommodation and an outstanding central Islington location, this is a superb family home in one of North London's most desirable settings.

Tenure: Freehold
Local Authority: Islington
Council Tax Band:



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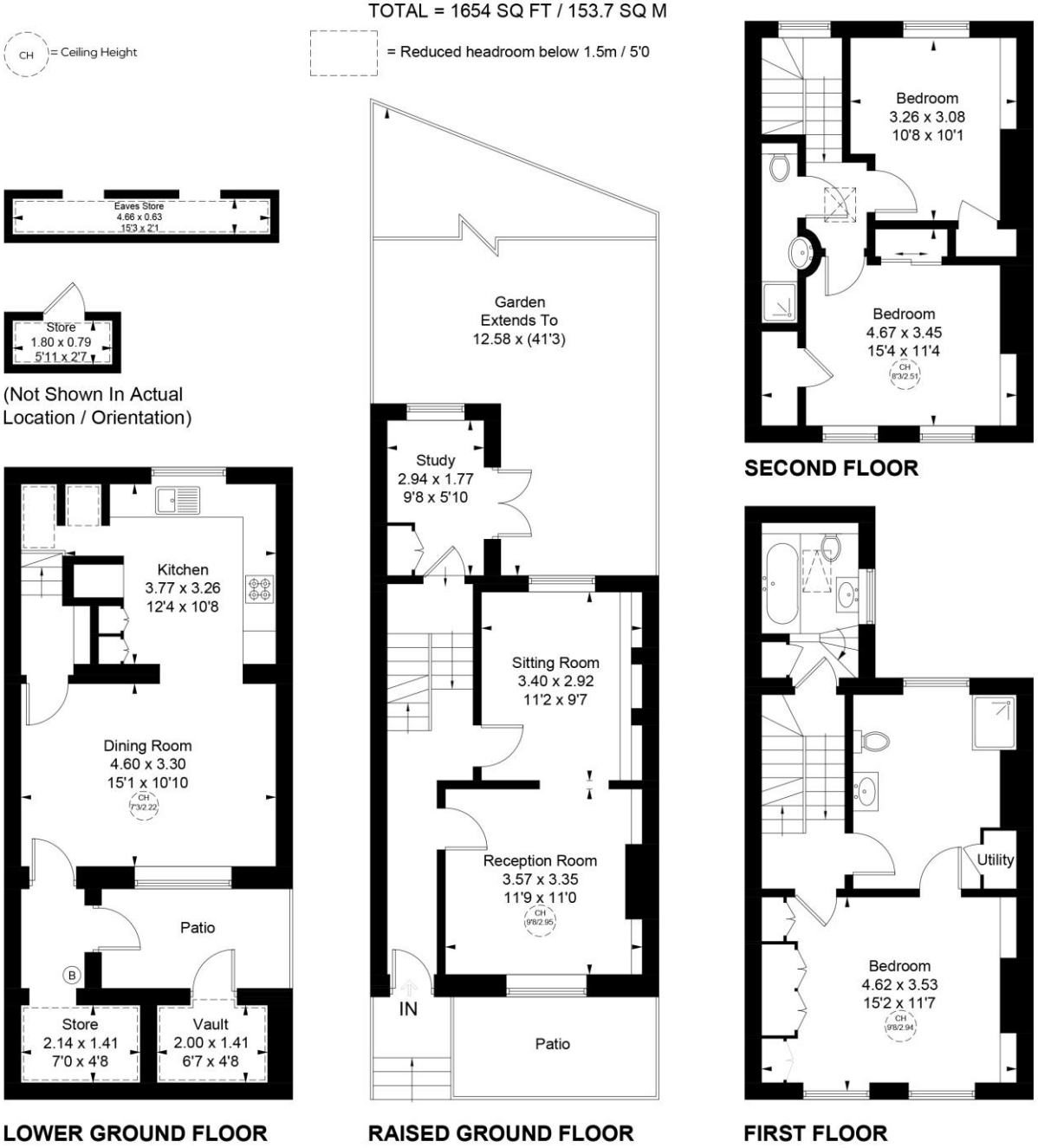
57 LINTON STREET, N1

APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 358 SQ FT / 33.3 SQ M
(EXCLUDING EAVES STORAGE / REDUCED HEADROOM / VAULT)
RAISED GROUND FLOOR = 405 SQ FT / 37.6 SQ M
FIRST FLOOR = 411 SQ FT / 38.2 SQ M
SECOND FLOOR = 347 SQ FT / 32.2 SQ M
REDUCED HEADROOM / EAVES STORAGE / STORE / VAULT = 133 SQ FT / 12.4 SQ M
TOTAL = 1654 SQ FT / 153.7 SQ M



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