



Danbury Street, Islington, N1 8LE
£925,000

**DAVID
ANDREW** | your
most
valuable
asset

Danbury Street, N1

Islington, London

Introducing a stunning two-bedroom garden flat, occupying two levels of a beautiful Georgian building on one of Islington's most desirable streets. The well-designed layout centres around a bright living and kitchen area, ideal for both entertaining and everyday living. High ceilings, large sash windows, and original features add plenty of character, while the newly refurbished kitchen is fitted with integrated appliances and a generous quartz worktop—perfect for preparing your favourite meals.

Downstairs, both bedrooms are spacious and full of light, with fitted wardrobes in each. One opens onto a sizeable private patio terrace at the front, perfect for a peaceful morning coffee, while the other overlooks the beautifully maintained shared garden. A tastefully modernised bathroom adds the final touch.

With only one other flat in the building, the property enjoys direct access to a lovely shared garden—a rare find in such a central location. Danbury Street is a quiet location positioned in the heart of Angel, moments from Regent's Canal, vibrant Camden Passage and Upper Street's wonderful array of shops, restaurants, and cafes. The flat is only a short walk to Angel Underground (Zone 1, Northern Line), with fantastic city and international links.

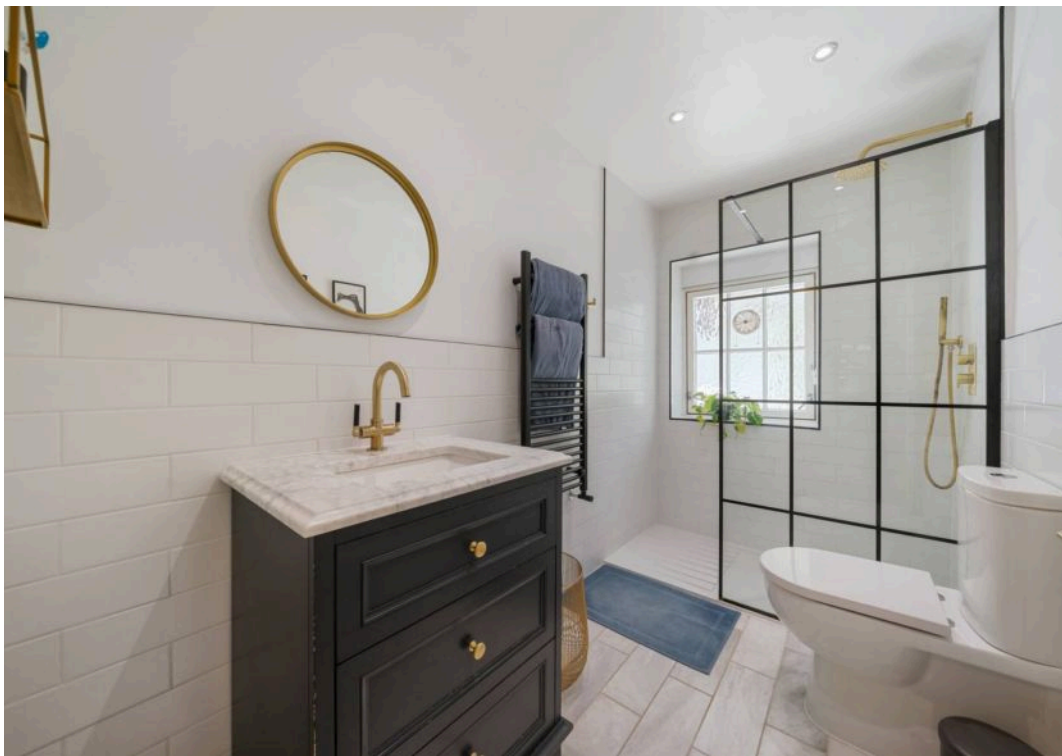
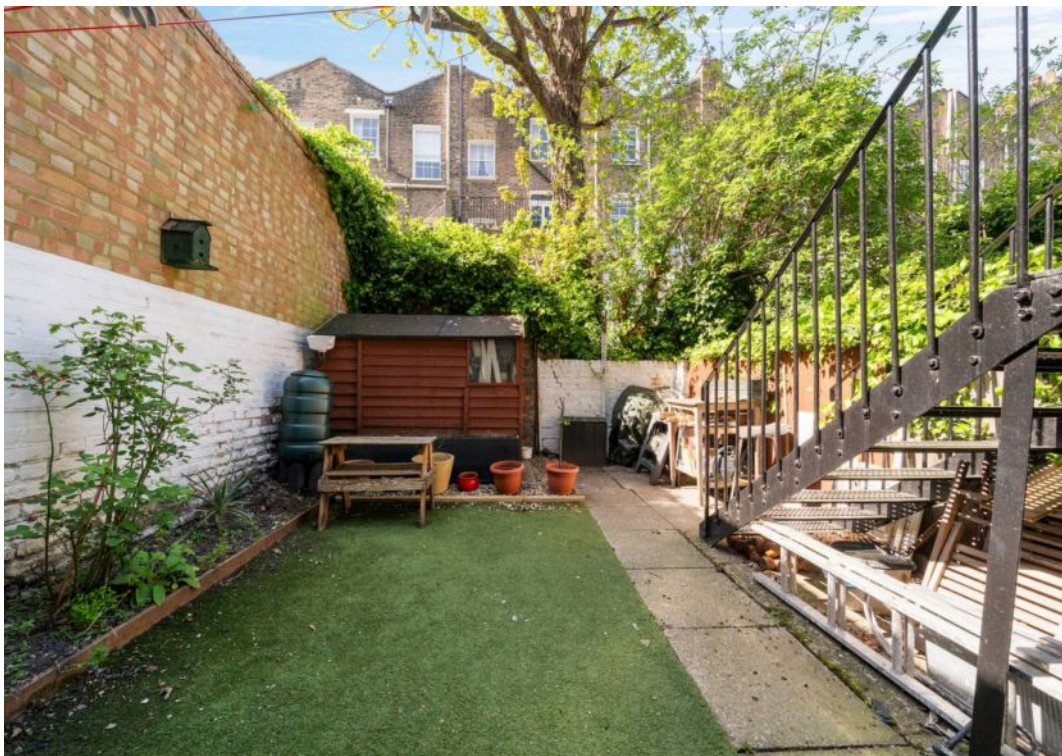
Council Tax band: E

Tenure: Leasehold – 90 years remaining.

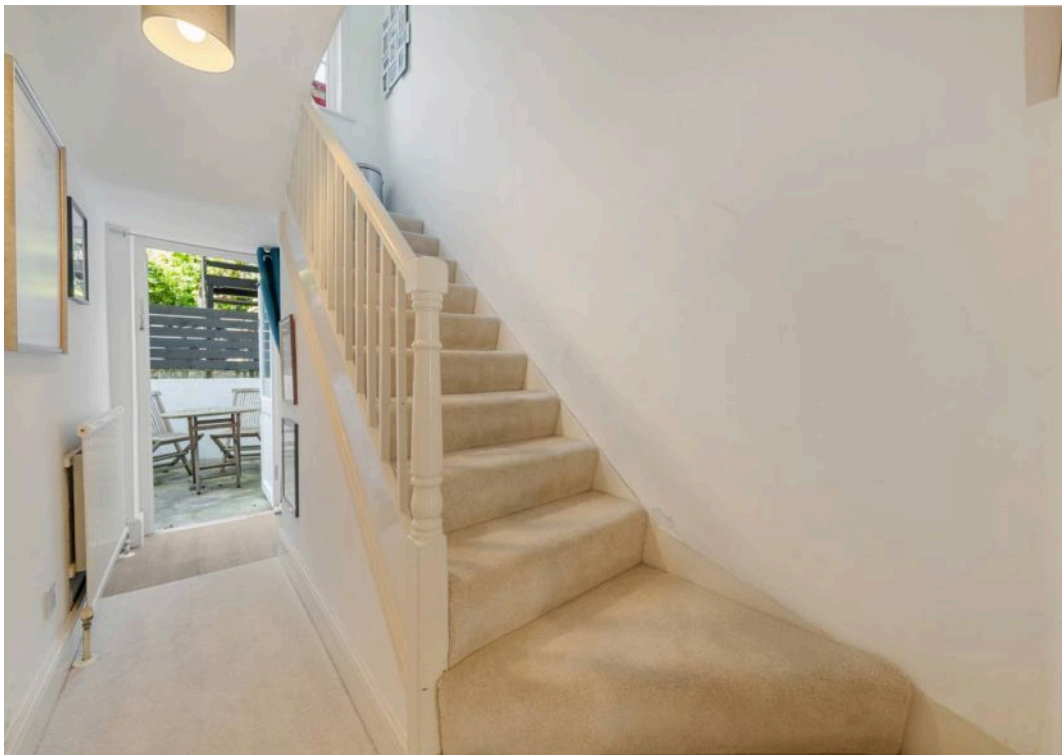
EPC Energy Efficiency Rating: D

- 809 sq ft / 75.2 sq m
- Two Generous Bedrooms
- Modern Kitchen and Bathroom
- Direct access to Shared Garden
- Incredible Location
- Split Level Flat
- Amazing Transport Links
- Ready to move in and enjoy







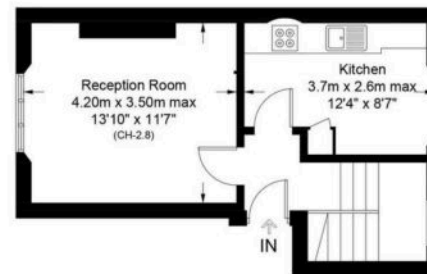




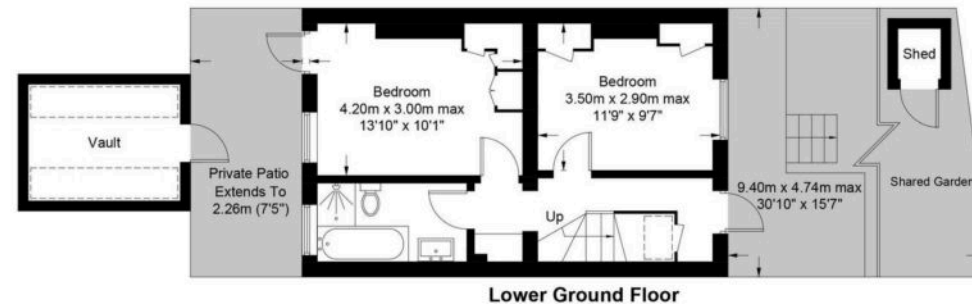
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Approximate Gross Internal Area = 729 sq ft / 67.7 sq m
Vault = 32 sq ft / 3.0 sq m
Reduced Headroom = 48 sq ft / 4.5 sq m
Total = 809 sq ft / 75.2 sq m
(Excluding Shed)

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 = Reduced headroom below 1.5m / 5'0" **Raised Ground Floor**



Lower Ground Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

scan to book
a viewing



**Certified
Property
Measurer**

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. (ID1191024)



has been exercised in the of these particulars, at the property must not be as representations of fact. Prospective applicants should rely upon their own those of professional David Andrew Estates liability for any error contained in these particulars.

