



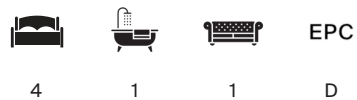
## HALTON ROAD

Islington N1



## A FANTASTIC MAISONETTE LOCATED IN THE HEART OF ISLINGTON, N1.

Located within the sought-after Halton Mansions, this well-proportioned four-bedroom home offers 1,228 sq ft of living space arranged over two floors.



Local Authority: London Borough of Islington

Council Tax band: D

Tenure: Leasehold approximately 86 years remaining

Ground rent: Peppercorn

Service charge: £7,403.50 per annum, reviewed annually, next review due 2026

**Guide price: £1,000,000**

Ideally situated in central Islington, the property combines generous interiors with a private outdoor area, perfect for family living.

The ground floor features a spacious and inviting living area with wooden parquet flooring, alongside a separate fully fitted kitchen with direct access to a large private patio.

The first floor comprises four bedrooms and a beautiful family bathroom. The principal bedroom is flooded with natural light from two original sash windows and benefits from high ceilings, creating a bright and airy atmosphere. Two further well-sized double bedrooms offer ample space and charm, while the fourth bedroom serves well as a single room, nursery, or home office. The stylish family bathroom has been finished to a high standard, featuring both a bath and a walk-in shower.

The service charge includes heating and hot water.



Approximate Gross Internal Area = 114.08 sq m / 1228 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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