



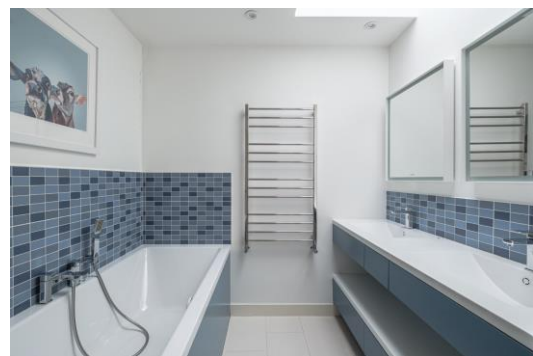
Spencer Place

Islington, N1

Asking Price £2,250,000

A contemporary four-bedroom mews house in the heart of Islington. Tucked away within a secure gated development in the heart of Islington, this exceptional four-bedroom modern mews house on Spencer Place, N1, has been recently refurbished to an outstanding standard. Set across three beautifully designed floors, the home combines sleek architectural finishes with an abundance of natural light and thoughtful spatial planning.

CHESTERTONS



Spencer Place

Islington, N1

- Gated mews development
- Off-street parking
- Four bedrooms each with en-suite bathroom
- South-facing terrace
- Beautifully refurbished
- Sought after location
- Car-free development



On entering the ground floor, you are greeted by two generous bedrooms, each with luxurious en-suite bathrooms, alongside a well-equipped utility room. Beneath the elegant modern staircase with glass balustrades, clever built-in storage maximises practicality without compromising on design. The first floor opens to a stunning open-plan kitchen, dining and living area – the true heart of the home. Expansive floor-to-ceiling windows, a Juliet balcony, and access to a private south-facing terrace ensure the space is flooded with natural light, creating an ideal setting for both entertaining and everyday living. On the top floor, the principal suite enjoys a sense of privacy and luxury with its bespoke dressing room and en-suite bathroom. The fourth bedroom, also en-suite, completes this elegant level. Throughout the home, skylights, glass flooring, and minimal internal walls enhance the feeling of openness, light, and flow. Additional features include off-street parking within the gated mews, and high-quality fixtures and finishes throughout. Spencer Place is a peaceful, tucked-away mews moments from the vibrant energy of Upper Street, one of London's most sought-after addresses. Residents enjoy the perfect balance of tranquil living with immediate access to Islington's cosmopolitan amenities – including a superb selection of boutiques, cafés, gastropubs, and acclaimed restaurants such as Ottolenghi, The Almeida, and The Drapers Arms. For everyday essentials, Highbury Corner and Islington Square offer excellent shopping options, while nearby Canonbury provides charming green spaces and village-like calm. Highbury Fields is also close by – perfect for weekend walks, picnics, and outdoor activities. Spencer Place is ideally positioned for outstanding transport connections. Highbury & Islington Station (Victoria Line, Overground & National Rail) is within close proximity, providing fast access to the West End, the City, and Canary Wharf. Canonbury Station (London Overground) offers direct links to Shoreditch, Dalston, and Clapham Junction. Numerous bus routes along Upper Street and Essex Road connect easily across Central London. With its refined design, high specification, and enviable location, this Spencer Place mews house offers a rare opportunity to enjoy contemporary living in one of North London's most desirable neighbourhoods and conveniently located for William Tyndale Primary School.

Tenure: Freehold

Service Charge: £2,550

Local Authority: Islington

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

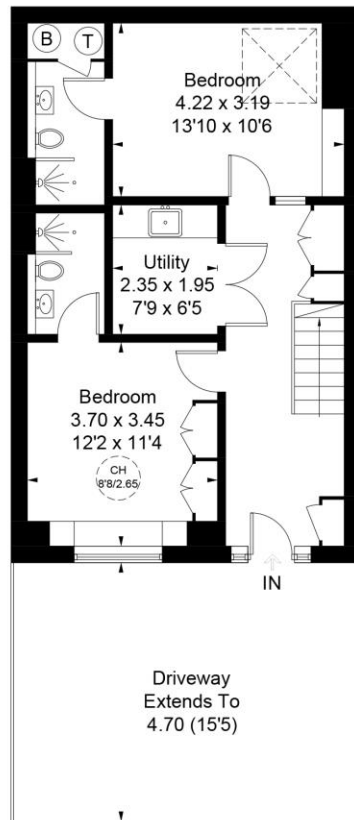
islington@chestertons.co.uk

020 7359 9777

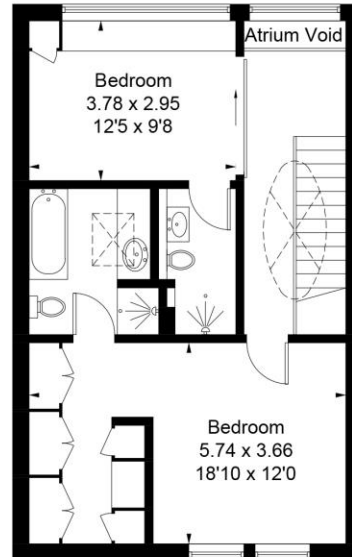
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SPENCER PLACE, N1

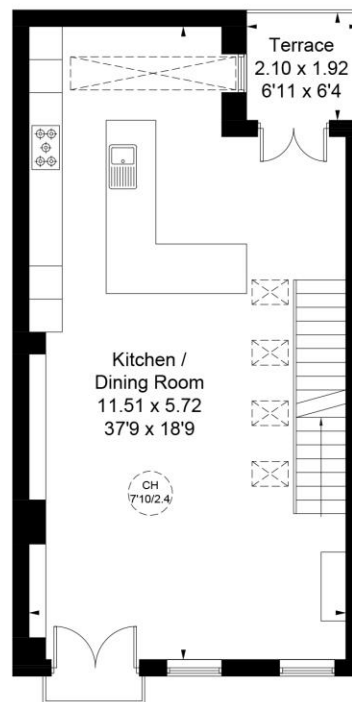
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 590 SQ FT / 54.8 SQ M
FIRST FLOOR = 670 SQ FT / 62.3 SQ M
SECOND FLOOR = 576 SQ FT / 53.5 SQ M
(EXCLUDING ATRIUM VOID)
TOTAL = 1836 SQ FT / 170.6 SQ M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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. (ID1254584)

