



Prebend Street

Islington, N1

Asking Price £2,250,000

A Grand Designs magazine-featured, architecturally designed and thoughtfully extended three-storey, four-bedroom end-of-terrace house, with a south-east facing roof terrace, set within the highly regarded Arlington Square Conservation Area.

CHESTERTONS



Prebend Street

Islington, N1

- Featured in Grand design magazine
- Fully refurbished architecturally designed house
- Four bedrooms
- Three Bathrooms
- Private roof terrace
- Arlington Square Conservation Area



This exceptional home combines the character and proportions of a Victorian Islington house with a sophisticated contemporary extension, creating a versatile and beautifully considered family home of approximately 1,800+ sq ft. A side entrance creates the opportunity for an unusually generous reception room, spanning the entire width of the original house and measuring approximately 23' x 16'. Filled with natural light and retaining a wealth of original period detailing, the room features a handsome fireplace, sash windows, hardwood flooring, ornate cornicing and a ceiling rose. To the rear are excellent built-in storage cupboards and a stylish walk-in shower room. Descending to the lower ground floor, the house opens into an impressive high-quality open-plan kitchen and dining room, designed for both everyday family life and entertaining. Bespoke cabinetry provides generous storage and complements the contemporary kitchen. To the front is a separate utility room, with access beyond to the original vaults and front patio. At the rear, the kitchen flows into the architecturally designed extension, which provides a beautifully light-filled snug, creating a relaxed secondary living space. The extension continues through to bedroom three, which benefits from its own en-suite bathroom and walk-in wardrobe. From here, access leads to the mezzanine level and onwards towards Canon Street, creating an unusual and highly versatile arrangement. The first floor provides the principal bedroom, with extensive built-in wardrobes, together with bedroom two and a flexible study/bedroom four. The latter opens directly onto the property's impressive south-east facing roof terrace, providing a wonderful private outdoor space and an ideal setting for entertaining, relaxing or enjoying the evening light. The second floor is dedicated to the family bathroom, completing the accommodation. The result is a rare combination of Victorian character, intelligent architectural design and contemporary family living, with the house's original features carefully balanced against the exceptional quality and practicality of the later works. Prebend Street is particularly well placed for the best of Angel, Islington and Upper Street. Local amenities are close at hand, including independent cafés, bakeries, restaurants and shops. Pophams, a popular bakery and café, is situated on Prebend Street itself, while Saponara provides an established Italian restaurant nearby. Upper Street and Camden Passage offer an extensive choice of restaurants, cafés, bars, boutiques and independent retailers.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

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

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Approximate gross internal area

171.26 sq m / 1844 sq ft

(Including Vault & Excluding Voids)

Vault : 2.51 sq m / 27 sq ft

Key :
CH - Ceiling Height



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

