



NOEL ROAD
LONDON, N1

GRANT J BATES
— PROPERTY —



Beautifully proportioned Georgian home with considered interiors and a peaceful garden in Angel

GJB

Noel Road, London, N1

Freehold

- Grade II Listed Georgian
- Circa 1,837 Sq Ft
- Three Bedrooms
- Two Bathrooms
- 26 Ft Kitchen/Dining
- Entire-Floor Principal Suite
- Bespoke Custom Joinery
- Original Period Features
- Private Rear Garden
- Prime Noel Road Location

Description

Set along one of Islington's most desirable residential streets, 43 Noel Road is a handsome Grade II listed Georgian house offering approximately 1,837 sq ft across four floors, with three bedrooms, two bathrooms and a wonderfully private rear garden.

Dating from around 1840 and positioned within the Duncan Terrace/Colebrooke Row Conservation Area, the house retains much of its original character. Period fireplaces, cornicing and ceiling roses complement wooden flooring and extensive bespoke joinery throughout.

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The lower ground floor features a generous kitchen and dining room extending to over 26 ft, providing an excellent space for everyday living and entertaining. The kitchen incorporates a Rangemaster cooker, Smeg extractor and Bosch dishwasher, while two substantial vaults provide additional storage. Doors at the rear open directly onto the garden.

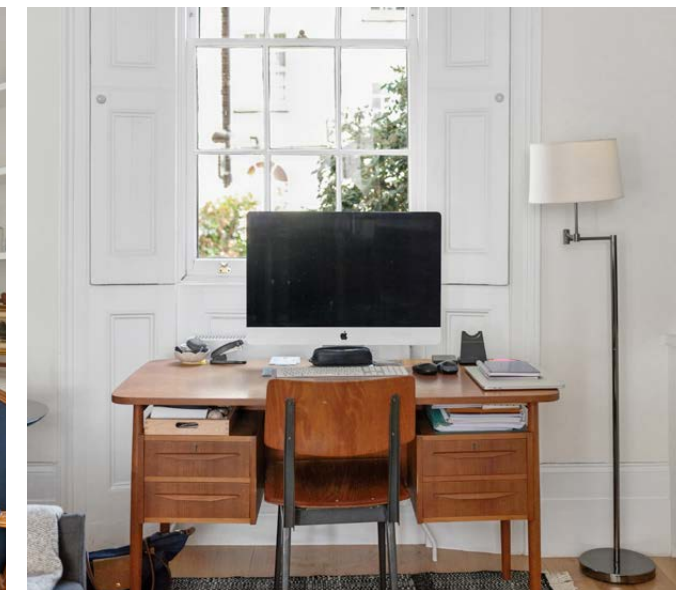
The raised ground floor has a more traditional feel, with an elegant front reception room featuring high ceilings and period detailing, while the rear is arranged as a relaxed TV room. Together, they create two distinct living spaces.

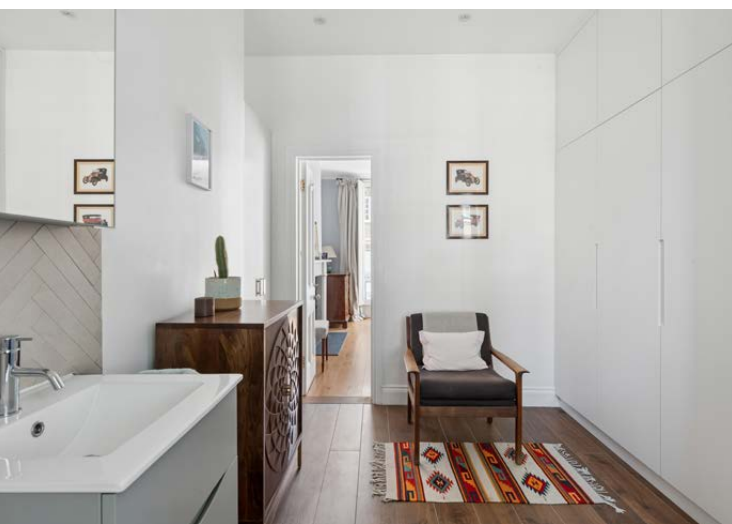
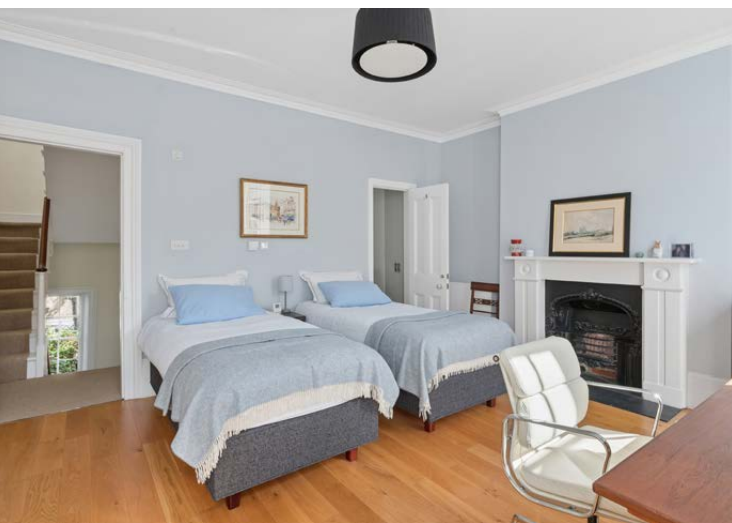
The entire first floor is dedicated to an impressive principal suite. The bedroom spans more than 16 ft and benefits from extensive bespoke storage, while the adjoining bathroom was comprehensively refurbished in 2022, incorporating a generous walk-in shower, additional storage and Minoli tiling.

Two further bedrooms occupy the top floor, both with fitted storage, alongside a family bathroom. The larger rear bedroom measures approximately 16'6 x 14'5, offering excellent proportions for children, guests or a dedicated working space.

Outside, the garden is one of the house's most appealing features. Extending approximately 25 ft, it feels wonderfully secluded, with established planting and a mature camellia that comes into bloom during March and April.







The outlook across neighbouring brick houses and gardens creates a surprisingly peaceful backdrop for such a central London position.

The house has also benefited from meaningful investment, including a completely renewed roof and guttering in 2021, a replacement boiler and hot-water cylinder in 2024 and 2025, and waterproofing works to the vault area in 2018.

Situation

Noel Road occupies an exceptional position in the heart of Angel, combining the architectural character of one of Islington's best-known Georgian streets with immediate access to everything the area has to offer.

Duncan Terrace Gardens and the Regent's Canal are moments away, while Upper Street and Camden Passage provide an outstanding collection of independent shops, cafés, restaurants and everyday amenities. Angel Underground station is within easy walking distance, with King's Cross and St Pancras also readily accessible.

Despite its central position, Noel Road retains a distinctly residential atmosphere, with an established community amongst residents. The garden and rear outlook give the house a sense of privacy and calm that feels particularly special given its central Islington setting.

Additional Information

Local Authority: Islington

Council Tax Band: G

EPC Rating: C



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Noel Road

Approximate Gross Internal Area = 169.0 sq m / 1819 sq ft, Reduced Headroom = 3.4 sq m / 36 sq ft, Vault = 2.6 sq m / 28 sq ft
Total = 175.0 sq m / 1883 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.