



# Halliford Street

Islington, N1

Asking Price £1,695,000

An award-winning townhouse, located on the corner of Ecclesbourne Rd and Halliford St. The Internationally Acclaimed Architects O1A, have succeeded in creating a true modern work of Urban Art.



# Halliford Street

## Islington, N1

- Architecturally designed modern freehold
- Beautifully presented
- Two/Three bedrooms
- Three bathrooms
- Impressive private roof terrace
- Situated within the East Canonbury Conservation area



The house is a highly crafted work of art and arranged over three floors connected via light and three dimensional stair voids with a landscaped terrace at the top. To the front of the property there is a secure front gate which leads into a Japanese style courtyard. Concealed by the soft honeyed cedar of the timber and glass, this light and airy garden features a 100 year old olive tree as its focal point. On entry into the ground floor there is a waxed polished, black Stucco Veneziano wall along with a glass floor providing light down into the kitchen/dining room and a 3 sided Gas log fireplace opening onto the living room.

The living room has been cleverly designed to convert one half into a guest bedroom with ensuite shower room. On the lower ground floor there is a fantastic bespoke kitchen with ultramodern gourmet fitted appliance with a dining/living area. There are two double bedrooms on the first floor with large ensuite / family bathroom. Also on this level there is a private roof terrace which has been decked out and is perfect for entertaining.

Halliford Street is an attractive residential street of Victorian houses in East Canonbury. The nearest station can be found at Essex Road 0.1 miles Overground and Highbury & Islington 0.7 miles which provides easy access to the West End & City. Haggerston 1.4 miles Overground is also only a short distance away. A variety of local amenities including a gourmet deli can be found on Southgate Road. Islington's fashionable Upper Street 0.6 miles is also nearby and is easily accessible by foot or bus. Please note that all distances are approximate

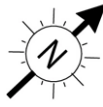
**Tenure:** Freehold  
**Local Authority:** Islington Council  
**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

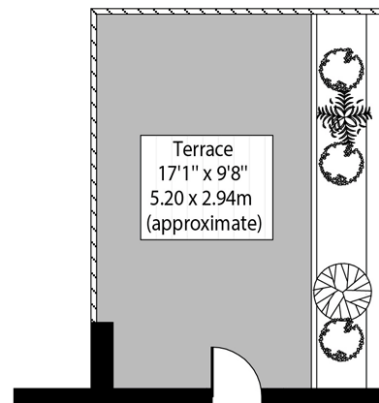
### Chestertons Islington Sales

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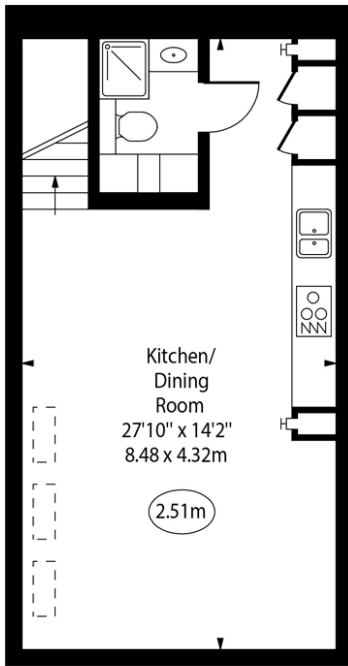
# Halliford Street, N1



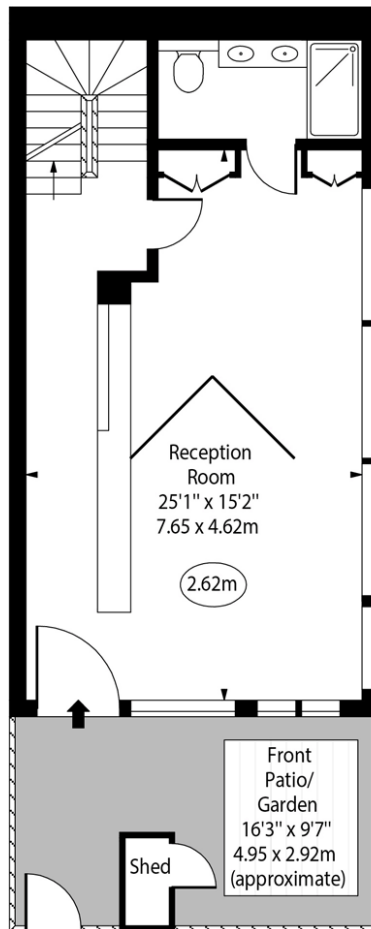
○ - Ceiling Height



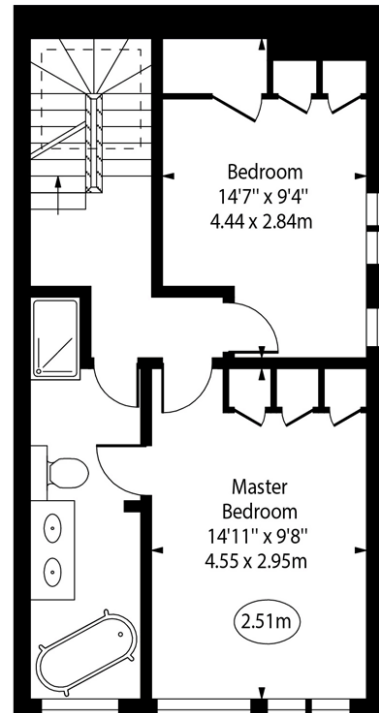
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Floor Area	1589 Sq Ft - 147.7 Sq M
Net Internal Area	1402 Sq Ft - 130.2 Sq M
Outdoor Area	403 Sq Ft - 37.4 Sq M

For Illustration Purposes Only - Not To Scale

