



Rydon Street

Islington, N1

Guide Price £1,795,000

Located in the heart of the highly sought-after Arlington Square Conservation Area, this charming four-storey end-of-terrace period house offers beautifully maintained accommodation, thoughtfully arranged to maximise light, space, and versatility.

CHESTERTONS



Rydon Street

Islington, N1

- Four storey end-of terrace
- Three bedrooms
- Two bathrooms
- South facing garden
- Side access to the garden
- Roof terrace

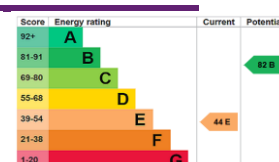


Excellently presented throughout, the property enjoys open views both front and back, with a peaceful position overlooking the greenery of Rydon Street. You enter the home via the raised ground floor, where a spacious dual-aspect reception/dining room welcomes you with excellent natural light and views onto the leafy street and the sunny south-facing rear garden. This floor also benefits from a guest cloakroom on the half landing, adding convenience for entertaining or day-to-day living. The first floor is home to a generously sized principal bedroom with built-in wardrobes and a stylish en-suite bathroom, complemented by a further large and well-appointed family bathroom on the same level. On the second floor, you'll find another double bedroom with extensive built-in storage and access to a private roof terrace, offering a secluded outdoor space with far-reaching views across the surrounding rooftops. The lower ground floor features a kitchen and dining area, with direct access to the delightful, landscaped garden, perfectly oriented to enjoy all-day sunshine. The garden includes a built-in shed, a plant room housing the boiler, and rare side access via St Philip's Way—ideal for bikes, garden access or tradespeople. At the front of this level is a versatile third bedroom or sofa/media room, with access to under-stair storage, a private front patio, and additional vault storage beneath the pavement. As an end-of-terrace property, the house benefits from an abundance of natural light and panoramic views—stretching from St Paul Street to the front and across to Linton Street at the rear. Offering a flexible layout, the home can be configured as either a two-bedroom, two-reception room layout or a more conventional three-bedroom home, depending on the needs of the resident. This house is enviably located within the Arlington Square Conservation Area, one of Islington's most desirable and tranquil enclaves. Characterised by its charming tree-lined streets, attractive Victorian and Georgian terraces, and the beautifully maintained Arlington Square Gardens, the area offers a perfect blend of historical character and contemporary living. Just moments away is Regent's Canal, offering scenic walking and cycling routes that lead toward Angel, Victoria Park, and King's Cross. The local area is dotted with independent cafés, pubs, and artisan shops—most notably around Upper Street, Essex Road, and De Beauvoir Town. Transport links are excellent. Essex Road Station (National Rail) is within close proximity, offering quick access to the City. Angel Station (Northern Line) and Highbury & Islington (Victoria Line, London Overground, and National Rail) are also within easy reach. A multitude of bus routes serve the area, connecting you to the West End, the City, and beyond.

Tenure: Freehold

Local Authority: Islington

Council Tax Band: G



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RYDON STREET, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 374 SQ FT / 34.7 SQ M
 (INCLUDING VAULT / EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 398 SQ FT / 37.0 SQ M
 FIRST FLOOR = 381 SQ FT / 35.4 SQ M
 SECOND FLOOR = 258 SQ FT / 24.0 SQ M
 REDUCED HEADROOM = 25 SQ FT / 2.3 SQ M
 SHED = 50 SQ FT / 4.6 SQ M
 TOTAL = 1486 SQ FT / 138.0 SQ M



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. (ID1233217)