



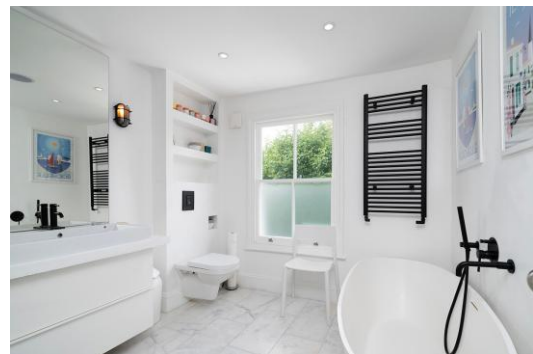
# Mary Street

Islington, N1

Asking Price £2,300,000

An exceptional five bedroom, two bathroom Victorian end-of-terrace house, enviably positioned within the sought-after Arlington Square Conservation Area. Offering an unusually generous arrangement of accommodation, the property combines elegant period architecture with a sophisticated contemporary finish and exceptional entertaining space.

CHESTERTONS



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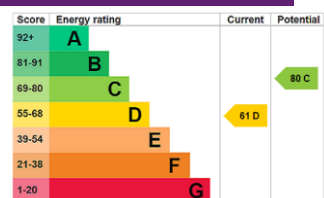
## Islington, N1

- Victorian Freehold
- Five Bedrooms
- Two Bathrooms
- South-West Facing Garden & Terrace
- Arlington Conservation Area



The house enjoys a number of features rarely found together, including a south-west-facing balcony and garden, direct side access to Hanbury Mews and additional width at raised ground and first-floor level, creating an impressive sense of volume throughout. The raised ground floor opens directly into a beautifully appointed reception room, where high ceilings, a handsome bay window and herringbone flooring create an elegant first impression. To the rear is a substantial double bedroom with fitted wardrobes and a luxurious four-piece en-suite bathroom. Currently arranged as the principal bedroom, it also benefits from direct access to the south-west-facing balcony, providing a private elevated space with a wonderful outlook. The exceptional width of the house becomes immediately apparent as you ascend to the first floor. A versatile bedroom or study occupies the additional space to the left, where the house would traditionally have terminated. Beyond this are three further generous double bedrooms, each with built-in wardrobes, together with a beautifully appointed four-piece family bathroom. The lower ground floor is the real centrepiece of the home. To the front is a separate reception room, offering a peaceful secondary sitting room, playroom or home office, together with access to the lower ground floor entrance and a guest cloakroom. The rear has been transformed by a substantial 26' x 14' extension, creating a spectacular open-plan kitchen, dining and living space. Designed around contemporary family life and entertaining, the room is filled with natural light and opens through floor-to-ceiling sliding doors directly onto the south-west-facing garden. The garden is particularly impressive, offering excellent proportions and a wonderful sense of privacy. A covered entertaining area provides the perfect setting for the outdoor kitchen with built-in barbecue, allowing the living space to flow naturally outside during the warmer months. The additional side access to Hanbury Mews is an exceptional practical advantage and adds considerable versatility to the property. The result is a rare Victorian home that successfully balances period elegance, substantial lateral space and contemporary family living, with five bedrooms, multiple reception areas and an outstanding kitchen/dining space opening onto a sunny south-west-facing garden.

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



### Chestertons Islington Sales

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