



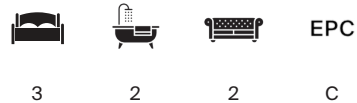
WATERLOO TERRACE

London N1



A BEAUTIFULLY PRESENTED THREE-BEDROOM FAMILY HOUSE

A beautifully presented three-bedroom family house spanning approximately 1,512 sq ft, complete with a private garden and off-street parking, ideally located on the highly sought-after Waterloo



Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide Price: £2,250,000



The house enjoys uninterrupted open views, allowing for an exceptional flow of natural light throughout. On the ground floor is the double reception room, featuring an original fireplace, decorative cornicing and a striking floor-to-ceiling sash window that enhances the sense of space and light. Positioned just off the lower landing are a separate WC and a dedicated laundry room, thoughtfully arranged for modern family living.







The lower ground floor offers an impressive open-plan kitchen and dining space, spanning the full width of the house. This level opens via French doors onto the garden, creating a connection between indoor and outdoor living. The tiered garden has been carefully designed, with a lower-level dining area and an upper garden terrace with greenery and additional seating space.

On the first floor are two well-proportioned bedrooms, both benefiting from excellent storage and abundant natural light from large sash windows. A stylish bathroom with walk-in shower sits on the landing, serving both bedrooms.

The top floor is dedicated entirely to the principal suite, comprising a generous bedroom and a large bathroom featuring a freestanding bath, walk-in shower, double vanity, and refined finishes.



LOCATION

Waterloo terrace is ideally located just off from Upper street. Highbury and Islington station (Victoria line/Overground/National rail) is 0.5 miles from the house with links into Kings Cross and across London.

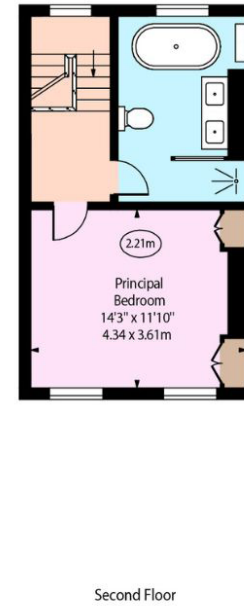
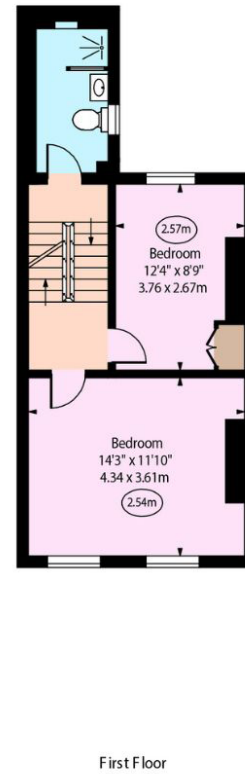
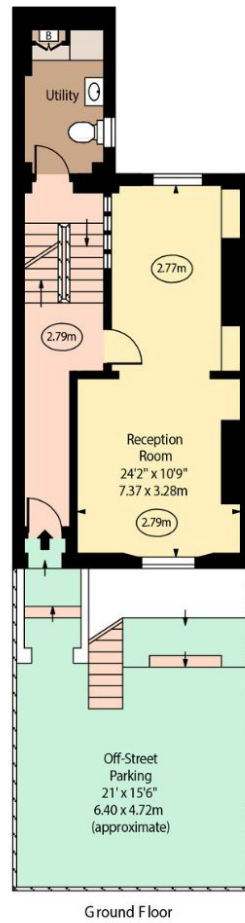
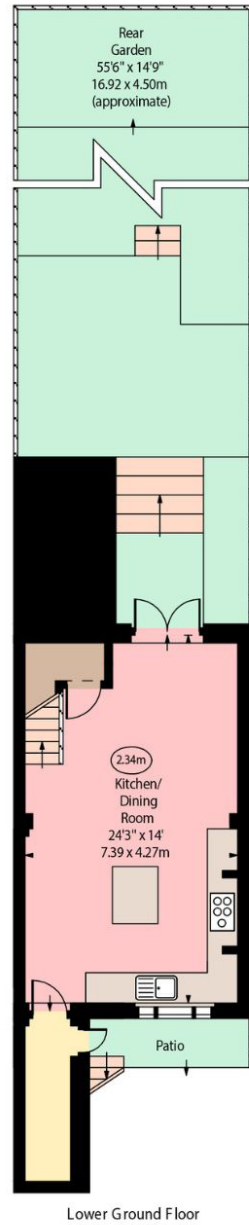
Upper street is the hub of Islington's culinary and shopping scene, which is just at your doorstep.

The house is also within catchment for William Tyndale school.









○ Ceiling Height

Approximate Gross Internal Area = 140.46 sq m / 1512 sq ft

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. (ID767266)



We would be delighted
to tell you more.

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