

CHESTERTONS



Northampton

Park

London, NI 2PP

“An outstanding example of a Grade II listed Georgian family home, benefitting from a South facing rear garden which backs directly onto St Paul's Shrubbery, spanning c. 3,000 sqft of immaculately designed internal space.”

Short let: £6,923.08 per week / £30,000 per month

4



3



2,999
sqft





Property Description

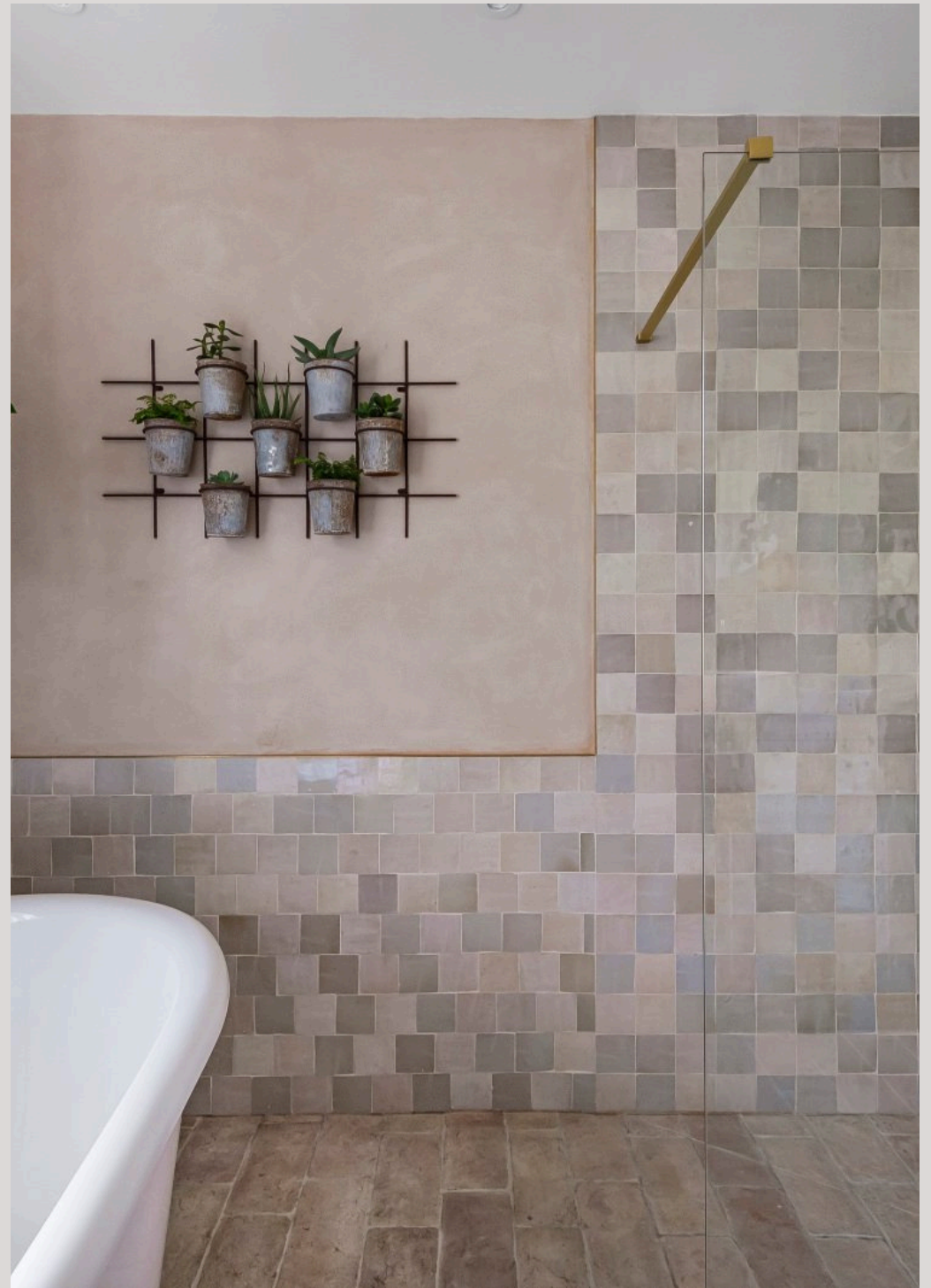
An outstanding example of a Grade II listed Georgian family home, benefitting from a garden, which backs directly onto St Paul's Shubbery, spanning c 3,000 sqft. Accommodation is beautifully presented and comprises; a grand entrance hallway, which leads to the light filled dual reception space (complete with two original fireplace's), courtesy of the large sash windows. The rear reception space enjoys a serene view across the landscaped, South facing rear garden, which features a summer house, that could be converted into a gym or home office, along with a hot tub.

The garden offers complete privacy and a feel of countryside living in central London. There is an additional study space on the lower split level, which provides further garden access, as well as a W.C, with beautiful marble sink, and further side/garden access. The bespoke kitchen/dining space occupies the lower level, featuring a large island with an impressive marble top. The dining space is set behind. There are two large double bedrooms and bathroom suite on the first floor, with a guest room and shower room on the half landing. The principal bedroom occupies the top floor, with an en-suite and dressing area. It should be noted that there is off street parking for three cars.

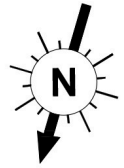
Northampton Park is a wide, tree lined street, moments from the peace and tranquillity of the New River Walk, whilst retaining convenient access to the community focal point of the local shops on Canonbury Place, and within close proximity of the shops, bars and restaurants of Upper Street. Transport can be found at Highbury & Islington station (Victoria Line, London Overground and National Rail) with fabulous connections to the City and West End.







NORTHAMPTON PARK, N1

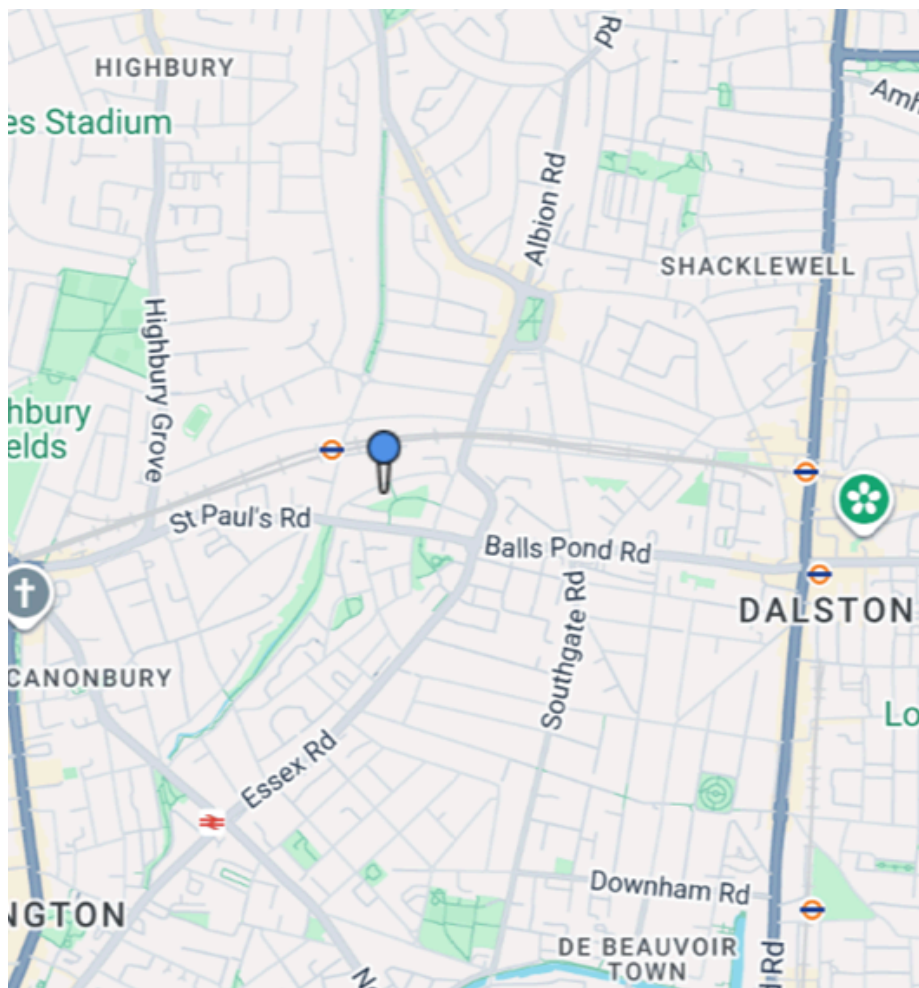


APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM / EAVES STORAGE)

LOWER GROUND FLOOR = 624 SQ FT / 58.0 SQ M
 RAISED GROUND FLOOR = 868 SQ FT / 80.6 SQ M
 FIRST FLOOR = 841 SQ FT / 78.1 SQ M
 SECOND FLOOR = 360 SQ FT / 33.5 SQ
 REDUCED HEADROOM / EAVES STORAGE = 82 SQ FT / 7.6 SQ M
 STUDIO / SHED = 160 SQ FT / 14.9 SQ M
 VAULT = 64 SQ FT / 5.9 SQ M
 TOTAL = 2999 SQ FT / 278.6 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. (ID963688)

Property Location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Chestertons Islington

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[chestertons.co.uk](https://www.chestertons.co.uk)