



# Almeida Street

Islington, N1

OIEO £1,500,000

This charming three-bedroom, two-bathroom apartment occupies the majority of an elegant end-of-terrace Georgian period house, perfectly combining period charm with contemporary comfort. Situated over multiple floors, the property offers a generous and thoughtfully arranged living space ideal for families or professionals seeking character and style in one of London's most desirable neighbourhoods.

**CHESTERTONS**



# Almeida Street

Islington, N1

- Georgian property
- Three bedrooms
- Two bathrooms
- Shared south facing garden
- Sought after location



The entrance to the apartment is discreetly located on the ground floor, leading directly into a grand staircase that sets the tone for the period features found throughout. Adjacent to the entrance is a practical utility room, and from here, there is direct access to a beautifully maintained south-facing garden, which is shared with just one other apartment, providing a peaceful outdoor retreat bathed in sunlight. The first floor is home to a magnificent reception room, showcasing exquisite Georgian detailing. The room benefits from soaring 10-foot ceilings and elegant French windows adorned with stained glass, flooding the space with natural light. Adjoining the reception room is a spacious kitchen, with a sunny exposure, overlooking the well-manicured garden. A convenient guest cloakroom is tucked away on the half landing, enhancing the apartment's practical layout. Ascending to the second floor, you will find the principal bedroom, featuring generous proportions and a spacious five-piece bathroom complete with a bath, shower, and again views of the garden. The top floor houses two further double bedrooms, each bright and airy, separated by a shower room. Set on Almeida Street, N1, this property benefits from a vibrant yet peaceful location in the heart of Islington. Known for its unique blend of period charm and modern amenities, the area offers an eclectic mix of boutique shops, artisanal cafes, and acclaimed restaurants, all within close proximity. Almeida Street itself enjoys a quiet residential feel while being perfectly placed to enjoy the bustling atmosphere of Upper Street and Angel's vibrant high street. For leisure, the nearby Almeida Theatre and King's Head Theatre provide rich cultural experiences, while parks such as Highbury Fields and Clissold Park are located nearby, offering green spaces for relaxation and recreation. Transport connections from Almeida Street are excellent, making commuting across London straightforward. Highbury & Islington Station located 0.5 miles away and Angel Underground Station (Northern Line) located 0.6 miles away, provide direct access to the City, the West End, and beyond. Several bus routes run along nearby Upper Street, offering additional options for travel throughout Islington and central London. This exquisite apartment presents a rare opportunity to own a spacious, characterful home in one of London's most sought-after locations, perfectly suited for modern living within a historic setting.

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**Tenure:** Share of Freehold

**Service Charge:** £1,800 pa including building insurance.

**Ground Rent:** £0

**Local Authority:** Islington

**Council Tax Band:** F

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

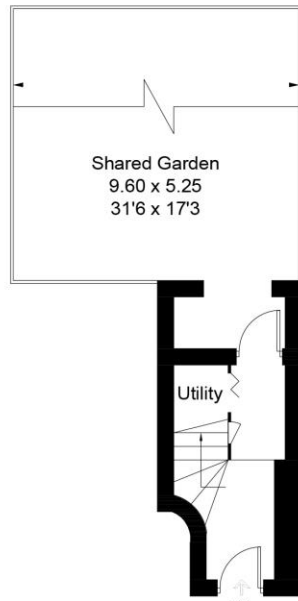
islington@chestertons.co.uk

020 7359 9777

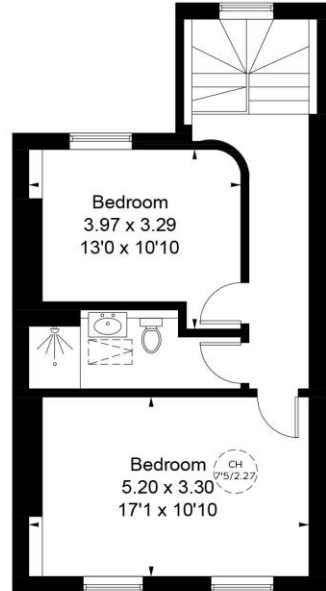
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# ALMEIDA STREET, N1

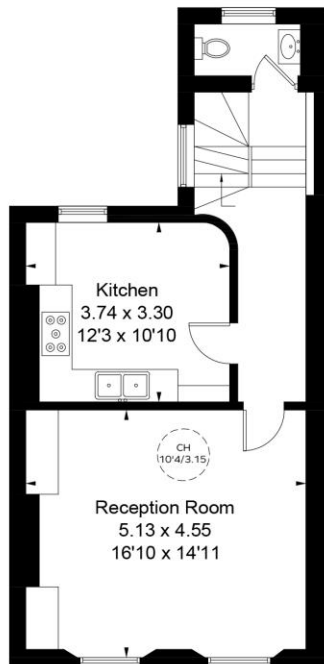
APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 108 SQ FT / 10.0 SQ M  
 FIRST FLOOR = 524 SQ FT / 48.7 SQ M  
 SECOND FLOOR = 488 SQ FT / 45.3 SQ M  
 THIRD FLOOR = 491 SQ FT / 45.6 SQ M  
 TOTAL = 1611 SQ FT / 149.6 SQ M



**GROUND FLOOR**



**THIRD FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

CH = Ceiling Height

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. (ID1207402)