



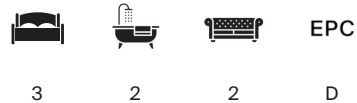
## BURGH STREET

London N1



# A THREE BEDROOM, TOWNHOUSE ON BURGH STREET, N1.

A beautifully appointed and thoughtfully upgraded house arranged over four storeys, offering over versatile living space, a private garden and terrace, and a high specification finish throughout.



Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide Price: £2,600,000



The lower ground floor has been cleverly configured to create a superb open-plan kitchen and dining space, forming the heart of the home. The bespoke Italian kitchen by Boffi features premium Miele appliances, a Quooker boiling water tap, and elegant Pietra del Cardoso stone worktops. This level benefits from full underfloor heating and flows seamlessly into a rear sitting area with direct access to the private garden. A utility room and additional storage complete this floor.





The raised ground floor provides an impressive, double reception room with excellent natural light and access to a private terrace. This space exudes period features, with wooden flooring, sash windows and a fireplace.

Across the upper floors are three generously proportioned bedrooms, including a substantial principal suite occupying the top floor, complete with a luxurious en suite bathroom featuring high-quality fittings, a freestanding natural stone bath, and underfloor heating. A further contemporary family bathroom serves the remaining bedrooms.

Modern living has been carefully considered throughout, with CAT6 wiring to all bedrooms, wireless access points on each level, integrated surround sound wiring in the main living space, and provision for CCTV and alarm systems.



## LOCATION

Burgh Street enjoys a prime position in the heart of Islington, just 0.3 miles from Angel Underground Station (Northern Line), offering direct links to King's Cross, the City, and beyond.

The immediate area is rich in character and convenience, with the charming Camden Passage just around the corner – home to a selection of independent boutiques, antique shops, and cafés. Upper Street is moments away, providing a vibrant mix of amenities including renowned restaurants, artisan bakeries, lively bars, and theatres such as the Almeida and King's Head.

Everyday essentials are also within easy reach, with supermarkets, gyms, and local markets all close by, making this a truly well-connected and dynamic location while still offering the tranquillity of a residential street.

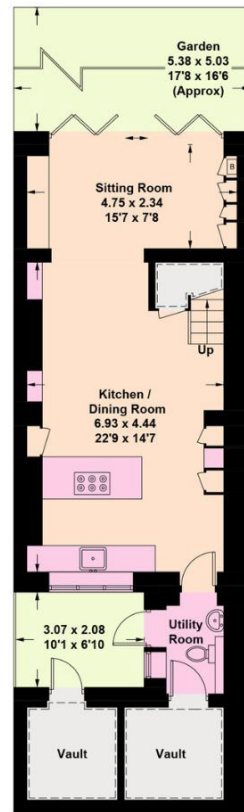




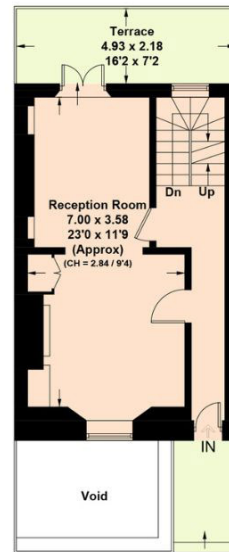




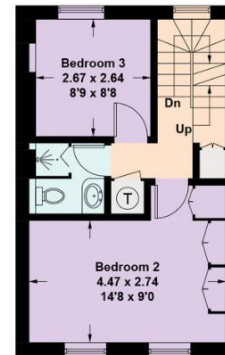
☐ = Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 159.3 sq m / 1712 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  
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