



# Charlton Place

Angel, N1

Asking Price £1,750,000

A rare opportunity to acquire this stunning Grade II listed Georgian house, offering elegant period features and generous living space across four floors. This beautifully preserved three-bedroom, two-bathroom home is positioned on the sought-after Charlton Place in the heart of Islington.

**CHESTERTONS**





# Charlton Place

## Angel, N1

- Georgian Grade II Listed
- Three Bedrooms
- Two Bathrooms
- South Facing Garden
- Located in the Heart of Angel



Accessed via a charming ground floor entrance, the home opens into a double reception room boasting high ceilings, original detailing, and a Juliette balcony overlooking the south-facing garden—ideal for entertaining or relaxing in style. A half-landing leads directly out to the garden, seamlessly connecting the indoors with the outdoors. On the lower ground floor, a bespoke kitchen sits at the front of the property, opening to a private front patio and traditional vault, perfect for storage. To the rear, a cosy seating area offers a tranquil space with further direct access to the garden. The first floor hosts a spacious principal bedroom and a large, stylish four-piece family bathroom. Two additional well-proportioned double bedrooms are found on the second floor, one of which benefits from an en-suite shower room. With an abundance of natural light, characterful features, and a superb south-facing garden, this is a truly special Georgian home in one of Islington's most desirable streets. Charlton Place is a picturesque, tree-lined street set moments from the vibrant heart of Angel and Upper Street. This peaceful enclave offers a quintessential Islington lifestyle—blending period charm with modern convenience. Residents enjoy easy access to an array of independent boutiques, acclaimed restaurants, cafés, and gastro pubs on Upper Street. Just around the corner is the renowned Camden Passage, famous for its antique market, artisan shops, and hidden coffee spots. Everyday essentials are easily found nearby, with supermarkets, gyms, and green spaces such as Islington Green and Regent's Canal all within walking distance. Charlton Place benefits from excellent transport connections. Angel Underground Station (Northern Line) is within close proximity, offering fast access to the City and West End. Highbury & Islington Station (Victoria Line, Overground, and National Rail) is also within easy reach. Multiple bus routes run along Upper Street, providing swift connections across London, while cycle-friendly infrastructure makes commuting by bike a convenient option.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street  
 Islington  
 London  
 N1 2XQ  
 islington@chestertons.co.uk  
 020 7359 9777  
 chestertons.co.uk



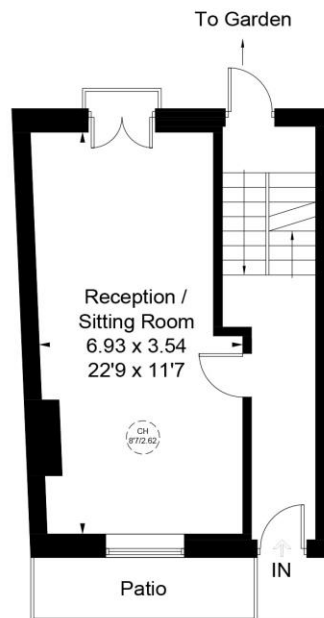
# Charlton Place, N1

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 371 SQ FT / 34.5 SQ M  
 GROUND FLOOR = 362 SQ FT / 33.6 SQ M  
 FIRST FLOOR = 363 SQ FT / 33.7 SQ M  
 SECOND FLOOR = 363 SQ FT / 33.7 SQ M  
 VAULT (INCLUDING REDUCED HEADROOM)  
 34 SQ FT / 3.2 SQ M  
 TOTAL = 1493 SQ FT / 138.7 SQ M

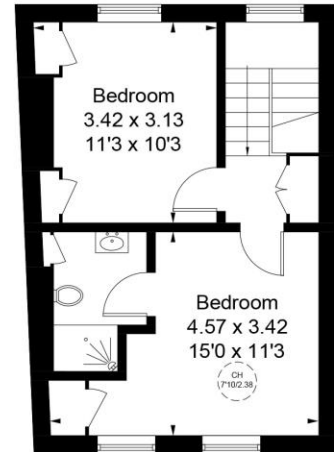


**LOWER GROUND FLOOR**

= Reduced headroom below 1.5m / 5'0  
 = Ceiling Height



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

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. (ID1216059)

