



Wolsey Road

Islington, N1

Asking Price £1,750,000

A charming four-storey, three-bedroom period house located on the sought-after Wolsey Road, just moments from the vibrant Newington Green. This spacious home seamlessly blends period features with modern comforts, offering a perfect balance of character and contemporary living.

CHESTERTONS



Wolsey Road

Islington, N1

- Four-Storey
- Three Bedrooms
- Three Bathrooms
- Open-Plan Kitchen/Dining Room
- 23' Rear Garden
- Boasting Original Period Features
- Newington Green Conservation Area



As you enter on the raised ground floor, you are welcomed by a stunning double reception room with period features and original doors, allowing the rooms to be separated for a more intimate feel or opened up to create a larger living area. The perfect space for both entertaining and relaxation. Descending to the lower half landing, you'll find the family bathroom. On the lower ground floor, a bright and expansive open-plan living area awaits, featuring a well-equipped kitchen with a built-in Aga cooker, a generous dining space, and an informal seating area – ideal for family gatherings. This fantastic space flows seamlessly into the 23' landscaped garden, perfect for outdoor entertaining or quiet moments in the sun. A utility room, shower room, and front storage area in the original coal cellar with a separate entrance complete this level, offering practicality alongside elegance. On the first floor, the spacious principal bedroom is located at the front of the property, while bedroom two enjoys peaceful views over the rear garden. The top floor features another double bedroom, along with a separate shower room and plenty of eaves storage – perfect for accommodating guests or offering a dedicated home office space. Wolsley Road is situated in the heart of Newington Green, a vibrant and increasingly popular area in North London. The location offers a range of local amenities, including independent cafes, shops, and restaurants, creating a charming and welcoming community. Newington Green itself, with its beautiful green space, provides the perfect spot to unwind or enjoy a picnic with friends and family. For convenience, the property is well-connected by public transport. The nearby Canonbury and Dalston Junction stations offer quick access to the Overground, while Highbury & Islington (Victoria Line and Overground) is also within easy reach. Numerous bus routes run along Newington Green, providing direct access to the City and other key locations across London. With excellent transport links and local amenities on your doorstep, this property offers the perfect blend of suburban peace and urban convenience.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 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

WOLSEY ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 531 SQ FT / 49.3 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 490 SQ FT / 45.5 SQ M
 FIRST FLOOR = 391 SQ FT / 36.3 SQ M
 SECOND FLOOR = 205 SQ FT / 19.0 SQ M (EXCLUDING REDUCED HEADROOM / EAVES)
 REDUCED HEADROOM = 138 SQ FT / 12.9 SQ M
 TOTAL = 1755 SQ FT / 163.0 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. (ID1290922)