






BELITHA VILLAS

London N1



A SEMI-DETACHED HOUSE ON BELITHA VILLAS, NI

An exceptional period house set across four floors, offering nearly 2,700 sq ft of living space and an outstanding opportunity to reconfigure into a substantial family home.

			EPC
4	2	3	E/G

Local Authority: London Borough of Islington

Council Tax band: Unknown

Tenure: Freehold

Guide Price: £3,850,000



The property is currently arranged as two separate dwellings, yet retains the scale, character and layout to be seamlessly re-imagined into a single dwelling, providing a rare level of flexibility for a purchaser.

The ground floor showcases an impressive double reception room, undoubtedly the focal point of the house. This elegant space is flooded with natural light and features high ceilings, intricate cornicing, a ceiling rose, wooden flooring and an attractive fireplace. To the rear, there is direct access down to the garden via the stairwell, alongside a useful guest cloakroom.

The lower ground floor is currently configured as a self-contained dwelling, comprising a generous open plan kitchen reception room extending over 22 ft, a large double bedroom, a bathroom, utility room and additional storage.







This level has its own entrance and offers excellent versatility, whether retained as an independent unit, used for guests, or incorporated into the main house. Subject to reconfiguration, it could form an exceptional open-plan kitchen and dining space with direct connection to the garden, creating a natural heart of the home.

The first floor provides further flexible living accommodation, currently arranged with a spacious kitchen/dining room to the front and a large reception room or bedroom to the rear. This level could easily be adapted to suit a variety of needs, with the existing kitchen readily converted into an additional bedroom if a more traditional bedroom arrangement is preferred.

The upper floors continue to offer well-balanced accommodation, including two well-proportioned double bedrooms across the second floor, served by a family bathroom. To the rear, the property benefits from a mature private garden extending to nearly 42 ft. This is a rare opportunity to acquire a substantial Victorian house with period features, generous proportions and exceptional adaptability in one of Islington's most desirable residential addresses. The layout allows for multiple configurations, making the property equally suited to family occupation or continued dual use, subject to necessary consent and permission.



LOCATION

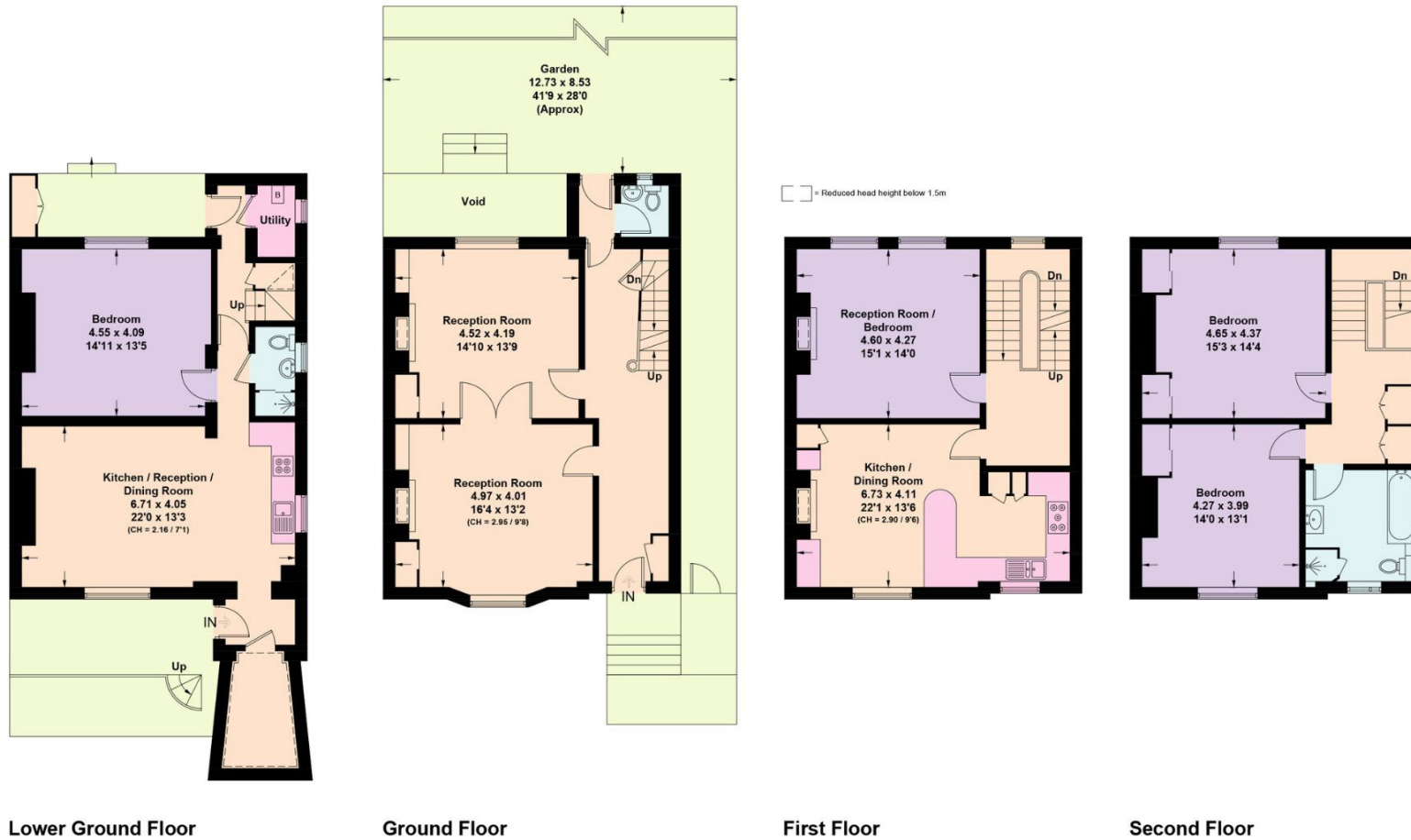
Belitha Villas is a quiet and tree-lined residential street ideally positioned in the heart of Islington, moments from the wide array of shops, cafés and restaurants of Upper Street and Essex Road. The area is well known for its village-like atmosphere while offering excellent access to central London.

Transport links are superb, with Highbury & Islington station (Victoria Line, Overground and National Rail) within close proximity, along with Angel Underground station (Northern Line) and several bus routes providing convenient connections across the city.









Approximate Gross Internal Area = 248.8 sq m / 2678 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
to tell you more.

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