



THORNHILL BRIDGE WHARF, CALEDONIAN ROAD, LONDON, N1  
**£1,750,000**

**A BEAUTIFULLY PRESENTED FIVE BEDROOM HOUSE  
WITH TWO PARKING SPACES SET IN PEACEFUL  
PRIVATE MEWS NEXT TO REGENTS CANAL.**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## DESCRIPTION:

This exquisite five-bedroom house is set in a wonderfully peaceful private gated mews next to Regents Canal and has been beautifully refurbished to the highest of standards. The house offers 1782sqft of internal space over four floors and has been designed to offer a flexible layout whilst encompassing an effortless modern flow throughout. Each of the spacious rooms has been fully equipped with the most beautiful parquet flooring alongside plantation blinds and air conditioning throughout.

A wonderfully social ground floor provides an attractive and generous kitchen which benefits from integrated appliances alongside stone worktops and ample storage. The living room and dining area flows through paned glass doors allowing interaction between the space whilst facilitating a degree of privacy and the low maintenance garden is perfect for entertaining.

The upper three floors offer flexible living arrangements with five bedrooms perfectly complimented by four bathrooms. Each of the bedrooms benefits from custom, hand fitted wardrobes with interior lighting and a contemporary finish. Subtle lighting on the central staircase provides a calm ambience leading to the top floor which can be utilised as a master suite or living area and benefits from full width glazed sliding doors which provide access to a private roof terrace.

The house has been tastefully designed and combines modern convenience including Cat 5 cabling and air conditioning alongside double glazing and two private parking spaces with electric point which can be utilised for a car charger.

Whilst nestled away in a discreet and peaceful private gated mews, the property is superbly located just a literal stone's throw from Regents Canal and the many fantastic new restaurants, bars and designer shops based in the Granary Square development at Kings Cross.

We believe the house to be located in one of the best areas for unrivalled transport links across London and beyond with Kings Cross providing a huge variety of underground services on most of the lines whilst there is also a variety of overground services offering services across the country alongside international links from St Pancras.

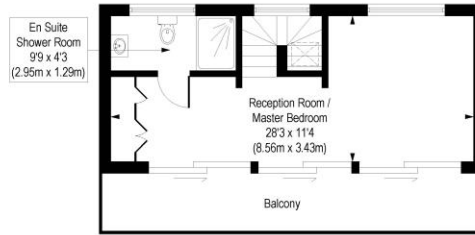
**Winkworth**



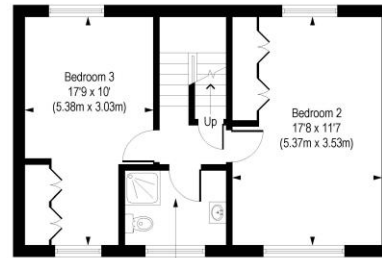
**Winkworth**

# Thornhill Bridge Wharf, Caledonian Road, N1

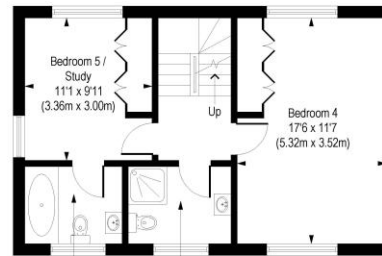
Approx. Gross Internal Floor Area 1782 sq. ft / 165.51 sq. m



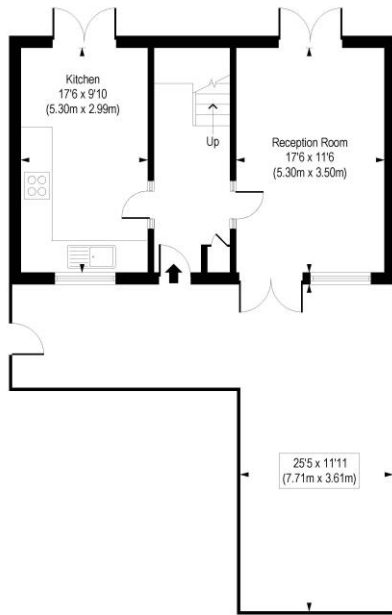
Third Floor  
Gross Internal  
Floor Area 316 sq ft



Second Floor  
Gross Internal  
Floor Area 487 sq ft



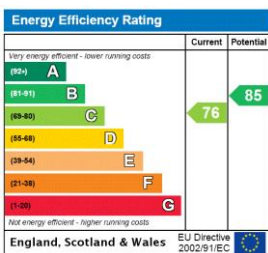
First Floor  
Gross Internal  
Floor Area 489 sq ft



Ground Floor  
Gross Internal  
Floor Area 490 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Islington | 0207 354 2480 | islington@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.