





NORTHDOWN STREET, LONDON, N1

**£1,500,000 FREEHOLD**

# A GRADE II LISTED HOUSE WITH POTENTIAL ON A CHARMING TREE LINED STREET ONLY 0.3 MILES TO KINGS X & ST PANCRAS STREET

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

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## DESCRIPTION:

This charming three-bedroom, two-bathroom, two reception, one dinning room, separate kitchen and a conservatory leading to private back garden, Grade II listed freehold presents a wonderful opportunity to create a magnificent family home.

Set moments from Coal Drops Yard and the Regents Canal, this period home retains its late Georgian features, and is set across four floors. The kitchen, dinning room, and the conservatory are located at the garden level. The double reception with marble fireplaces and a W/C is located on the ground level. The en-suite bedroom/ parlour room with access to a balcony with leafy views of the street is on the first floor, and the top floor is occupied by two double bedrooms and a family bathroom.

The whole Kings Cross area has undergone extensive redevelopment in recent years. It's an attractive enclave filled with imposing modern architect designed residences and many period properties. The neighbourhood is nestled between the bustling boroughs of Islington and Camden, and benefits from the extensive transport links afforded by Kings Cross to the City and West End alike. Offering easy access to the Victoria, Piccadilly and Northern Lines. More locally, Granary Square is within easy walking distance with its extensive array of bars and restaurants.

*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.*

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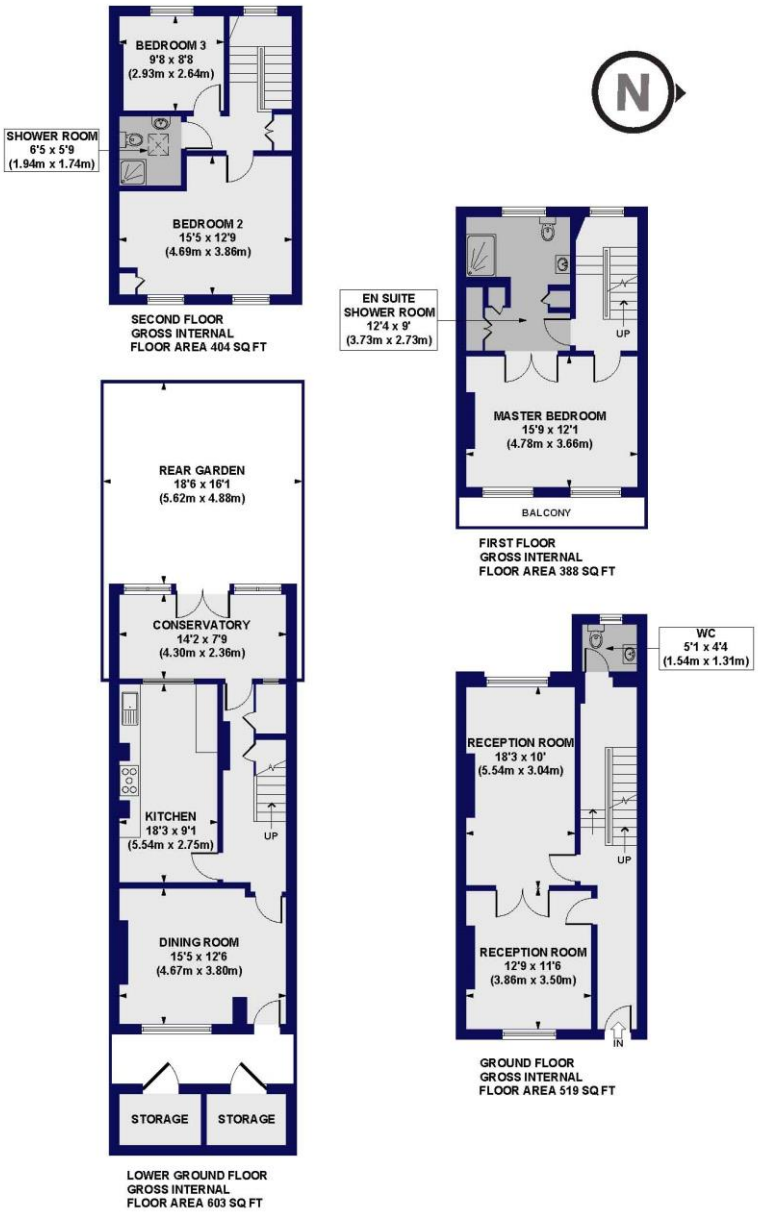
## Approx. Gross Internal Floor Area 1914 sq. ft / 177.87 sq. m
## (Excluding Storage)




All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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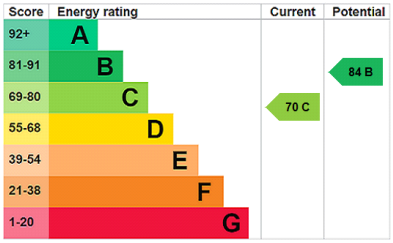
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.




https://www.winkworth.co.uk/sale/property/ISL260306

**Tenure:** Freehold

**Term:** 0 year and 0 months (Subject to change)

**Service Charge:** £0 per annum (approx.)

**Ground Rent:** £ 0 Annually (Subject to review)

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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