







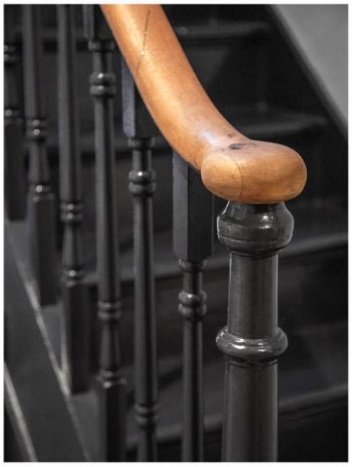

COLEBROOKE ROW, LONDON, N1

£1,465,000 SHARE OF FREEHOLD

AN EXCEPTIONAL, TWO DOUBLE BEDROOM PERIOD CONVERSION WITH PRIVATE PARKING, COURTYARD GARDEN AND BESPOKE DESIGNED STUDIO/OFFICE IN THE HEART OF ANGEL.

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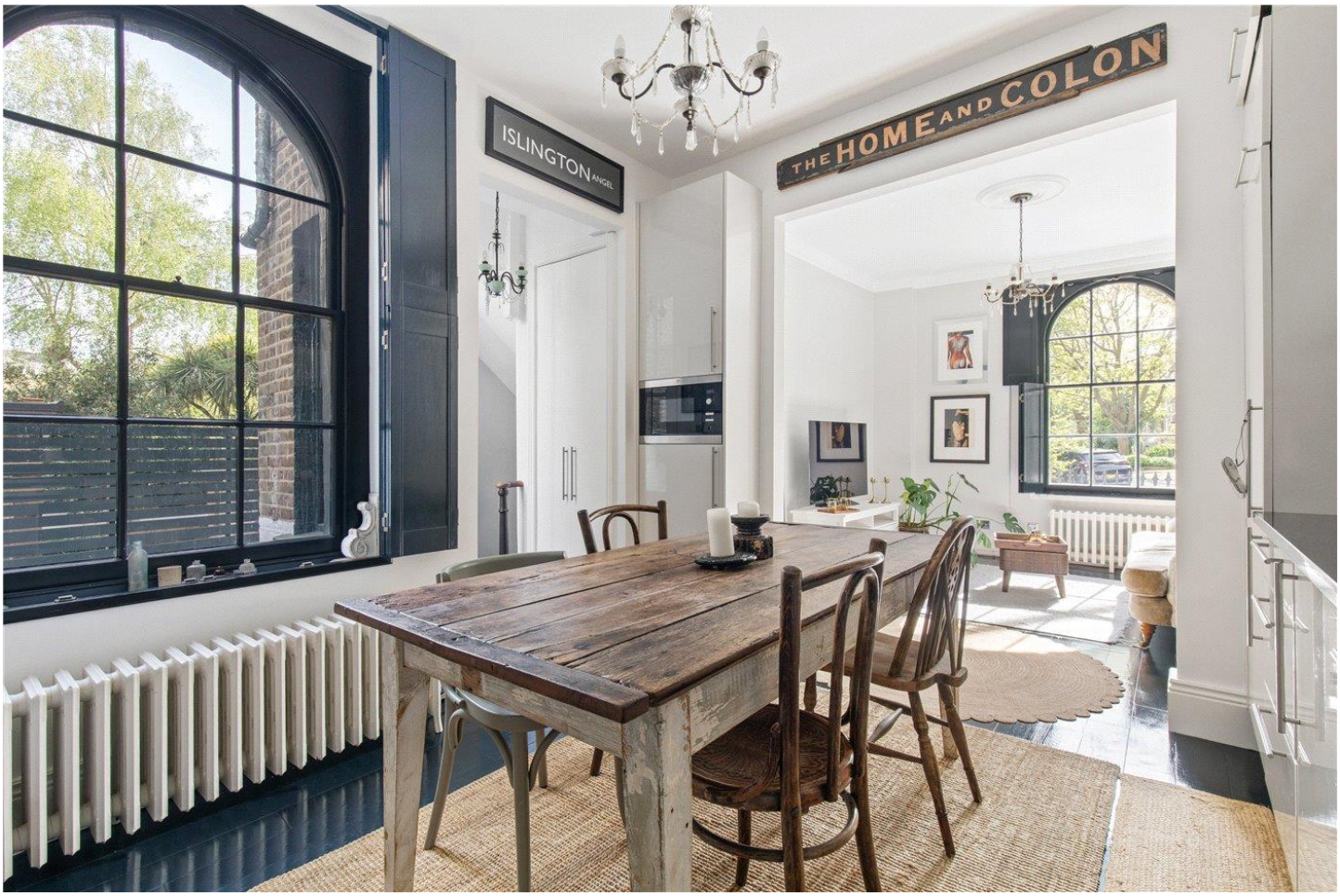


DESCRIPTION:

An utterly charming and unique two double bedroom, split-level Victorian conversion, ideally positioned on the prestigious Colebrooke Row in the heart of Angel.

Accessed via its own private entrance and benefitting from a dedicated parking space, this exceptional home has been thoughtfully designed and beautifully finished to the highest of standards by the current owner. Offered to the market chain free, it combines period charm with classic contemporary living.

The raised ground floor features a stunning open-plan reception room, enjoying uninterrupted views down this quiet, tree-lined street, seamlessly flowing into a fully fitted kitchen with generous worktop space and extensive cabinetry reaching almost to ceiling height.

Both bedrooms are located on the lower floor and are well-proportioned doubles, offering a naturally cool environment in summer and excellent warmth in winter. A beautifully appointed bathroom completes this level, featuring both a separate shower and an elegant roll-top bath.

A standout feature of the property is the impressive outdoor space, designed for year-round enjoyment. In addition, a cleverly reimagined studio offers exceptional versatility, complete with Crittal style bi-folding doors, parquet flooring and a mezzanine level with access onto St Peter's Street—ideal as a home office, studio, or wellness space.

Colebrooke Row is one of Islington's most sought-after addresses, moments from the vibrant amenities of Upper Street and the charming boutiques and cafés of Camden Passage whilst the tranquil Regent's Canal is also within easy reach.

Transport connections are just brilliant with a variety of excellent options on hand. Angel station (Northern line) is approximately 0.2 miles away and King's Cross St Pancras is also close by offering routes across London as well as Internation links. Various bus routes are located on Upper Street providing effortless access to the City and West End.

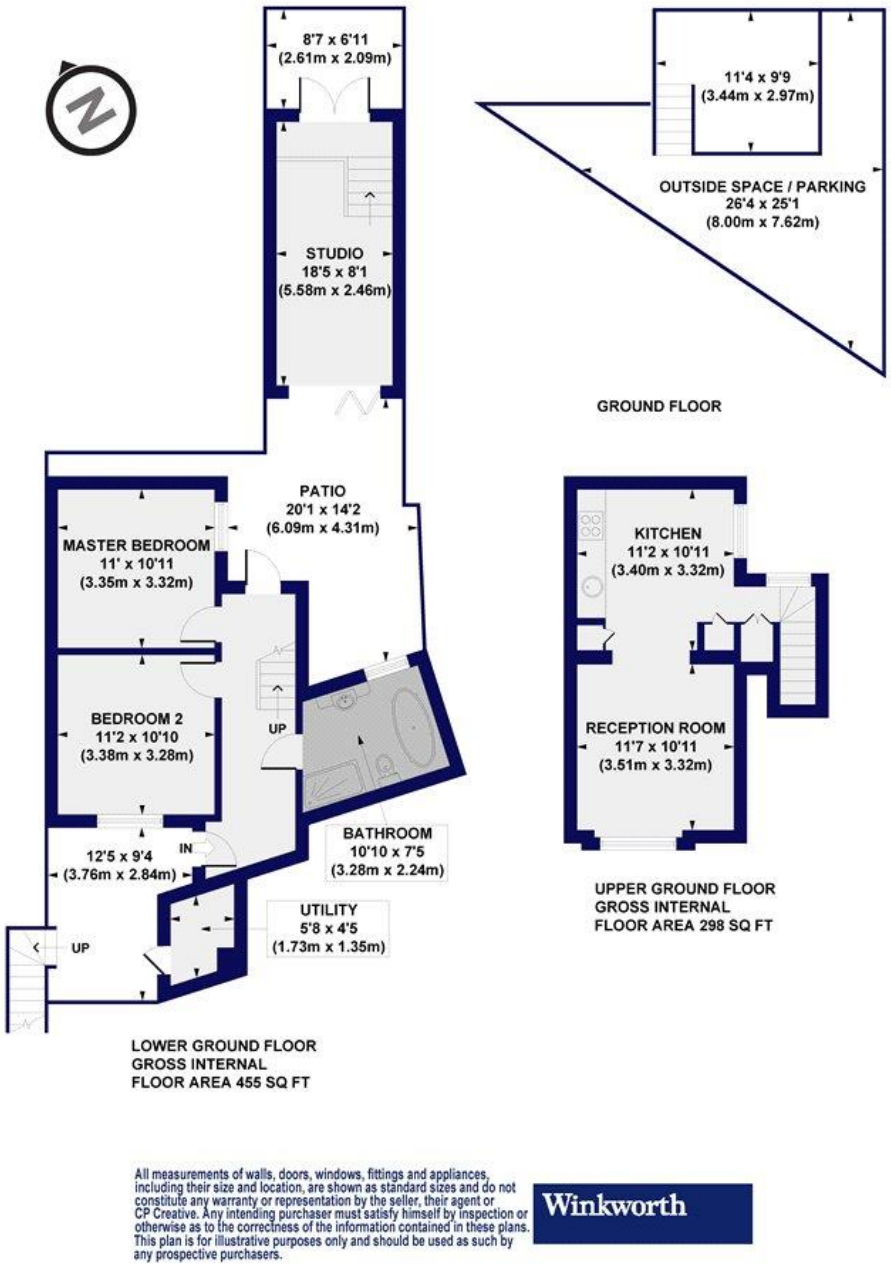

PAISH & Co's PIANOS TORQUAY & EXETER





Colebrooke Row, N1

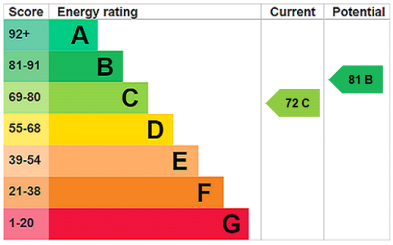
Approx. Gross Internal Floor Area 901 sq. ft / 83.66 sq. m (Including Studio)
Approx. Gross Internal Floor Area 753 sq. ft / 69.93 sq. m (Excluding Studio)



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.

Winkworth

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/SHO200221

Tenure: Share of 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: F

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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