



FLORENCE STREET, LONDON, N1
£2,200,000 FREEHOLD

A SIX BEDROOMS, THREE BATHROOMS, 2069 SQ. FT. DOUBLE FRONTED VICTORIAN HOUSE IN ISLINGTON, N1

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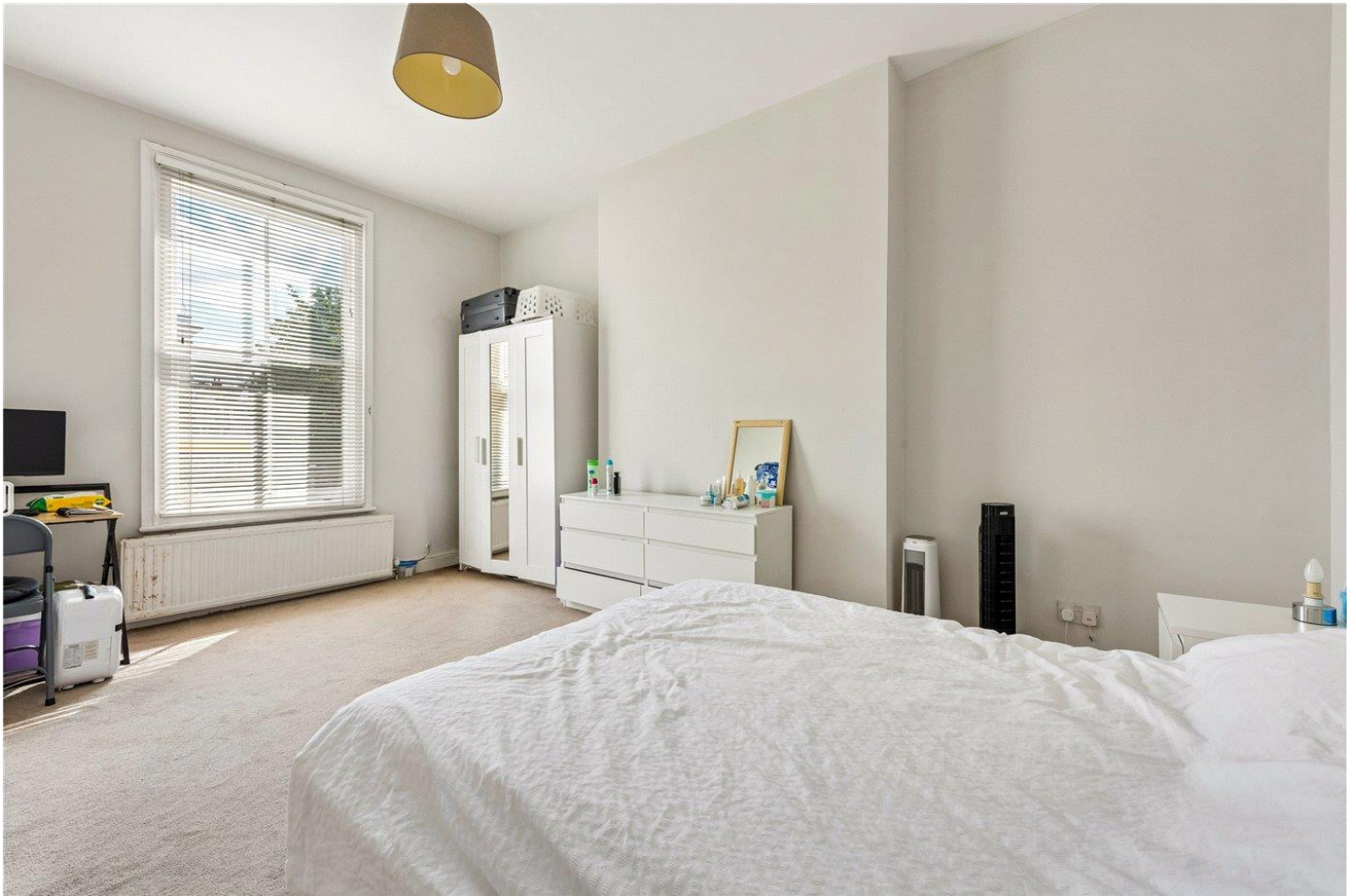
DESCRIPTION:

This charming end of terrace Victorian freehold presents a wonderful opportunity to create a magnificent family home and is set just moments from Upper Street. The property is under one title but currently set up as three separate flats and could be combined subject to consent should it be desired.

The top floor flat is set up as a two-bedroom, one bathroom, one W/C, separate kitchen, living room space that is accessed via the raised ground floor. The middle flat is currently set up as a one-bedroom apartment with separate kitchen, living room, and bathroom. The lower ground floor flat is set up as a two-bedroom apartment with semi-open plan living room kitchen, and has direct access onto the back garden. All rooms provide grand proportions with large sash windows adding to the overall charm.

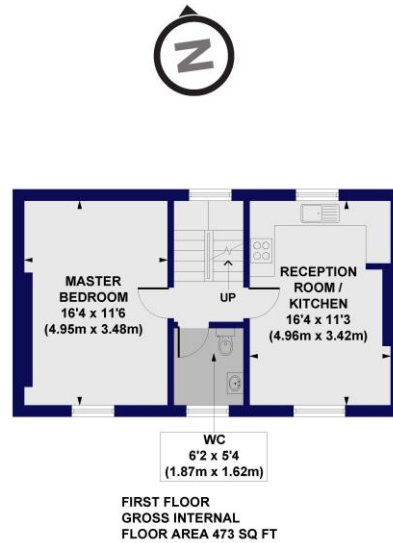
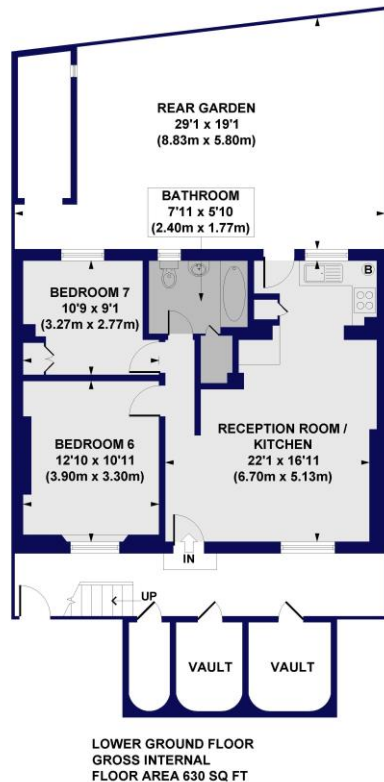
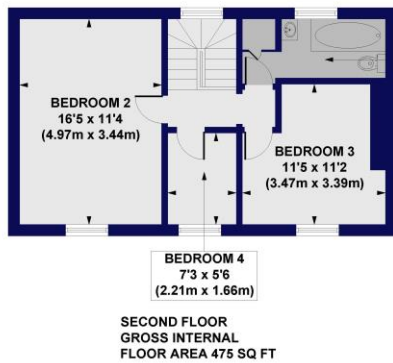
Florence Street was laid out around 1858 off Upper Street in London's N1 postal district, It's developed from a comfortable mid-Victorian, middle-class enclave into a mixed working- and middle-residential area by the late 19th century, featuring local landmarks like the former Vestry Hall and the historic Florence Tavern. A brilliant selection of popular restaurants such as Ottolenghi, Bellanger and 1251 by James Cochran are within walking distance and run alongside a huge selection of boutique shops including the new Islington Square development. An array of brilliant transport links are at hand for effortless access across London and beyond. A variety of bus routes are located on Upper Street and Essex Road offering access to the City and West end whilst both Angel and Highbury and Islington stations provide underground links alongside overground services from Essex Road to Moorgate.

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Florence Street, N1
Approx. Gross Internal Floor Area 2064 sq. ft / 191.71 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260189>

Tenure: Freehold

Council Tax Band:

- Basement flat – D
- Ground floor flat – C
- First floor flat – D
- House – D potentially (based on other houses of the street)

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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