



ST. PAUL STREET, LONDON, N1
£1,700,000 FREEHOLD

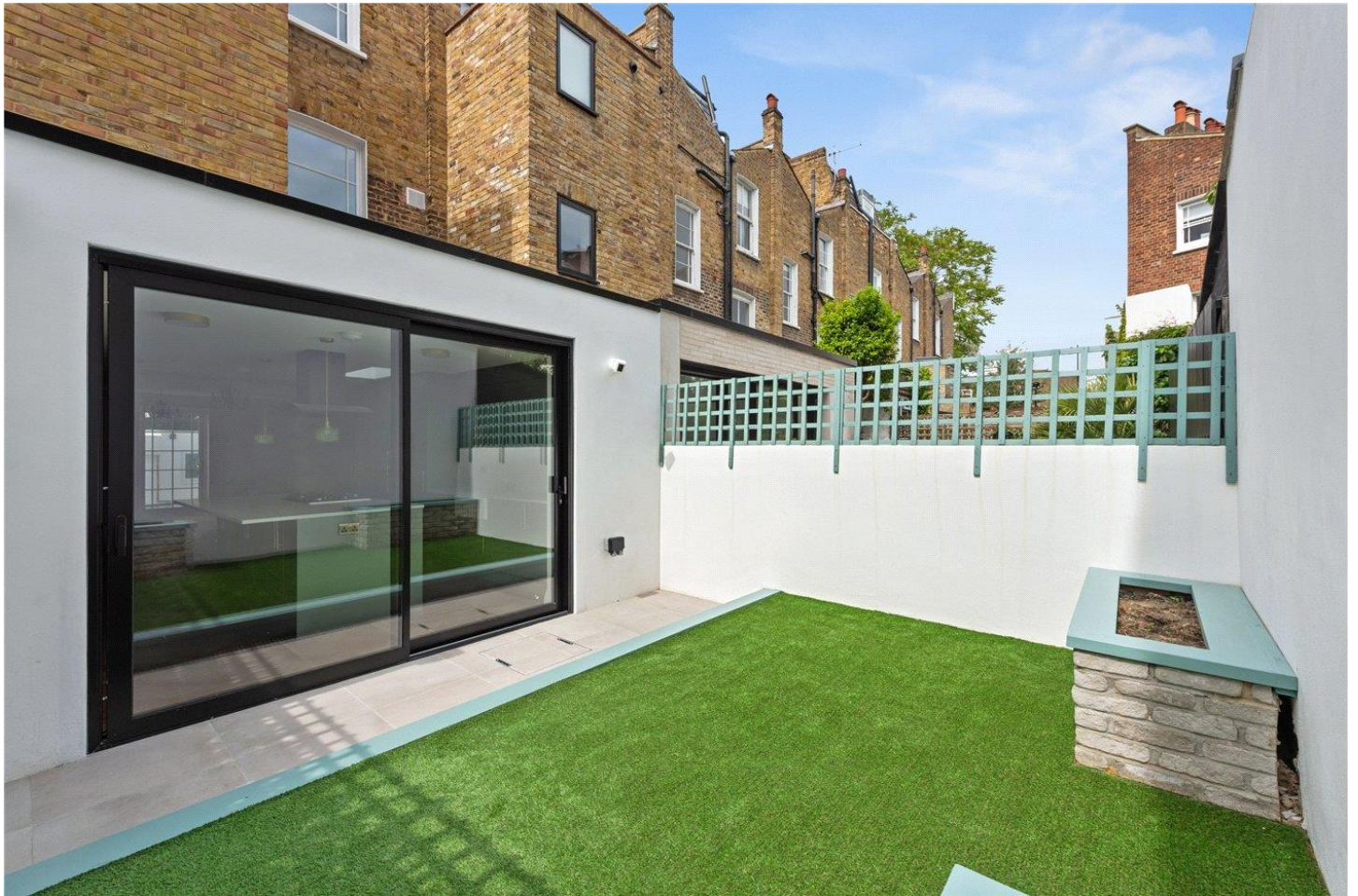
RECENTLY REFURBISHED FOUR BEDROOMS, TWO BATHROOMS HOUSE IN ARLINGTON SQUARE CONSERVATION AREA

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

An immaculately presented four bedrooms, two bathrooms, period house with South- East facing garden that has undergone a complete refurbishment in Arlington Square Conservation Area.

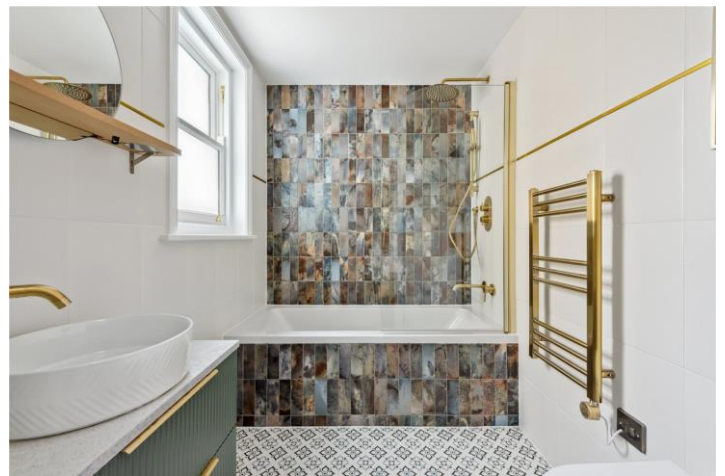
The property comprises of two double bedrooms on the raised ground floor, further two bedrooms on the first floor, all with fitted wardrobes and double-glazed timber sash windows. The carpets in the bedrooms can be picked by the purchaser, agreed with seller on exchange and will be installed before completion.

The lower ground floor hosts W/C, separate utility and laundry room, open plan living room/ kitchen with skylight, pendant lights above centre island, glass chimney cooker hood, NEFF glass gas hob with cast iron pan stands, NEFF microwave, NEFF slide and hide oven, NEFF warming drawer, and stone effect worktops.

The three piece shower room with rainforest shower and skylight above it is located on the top floor whereas family bathroom with a bathtub is located on the raised ground floor.

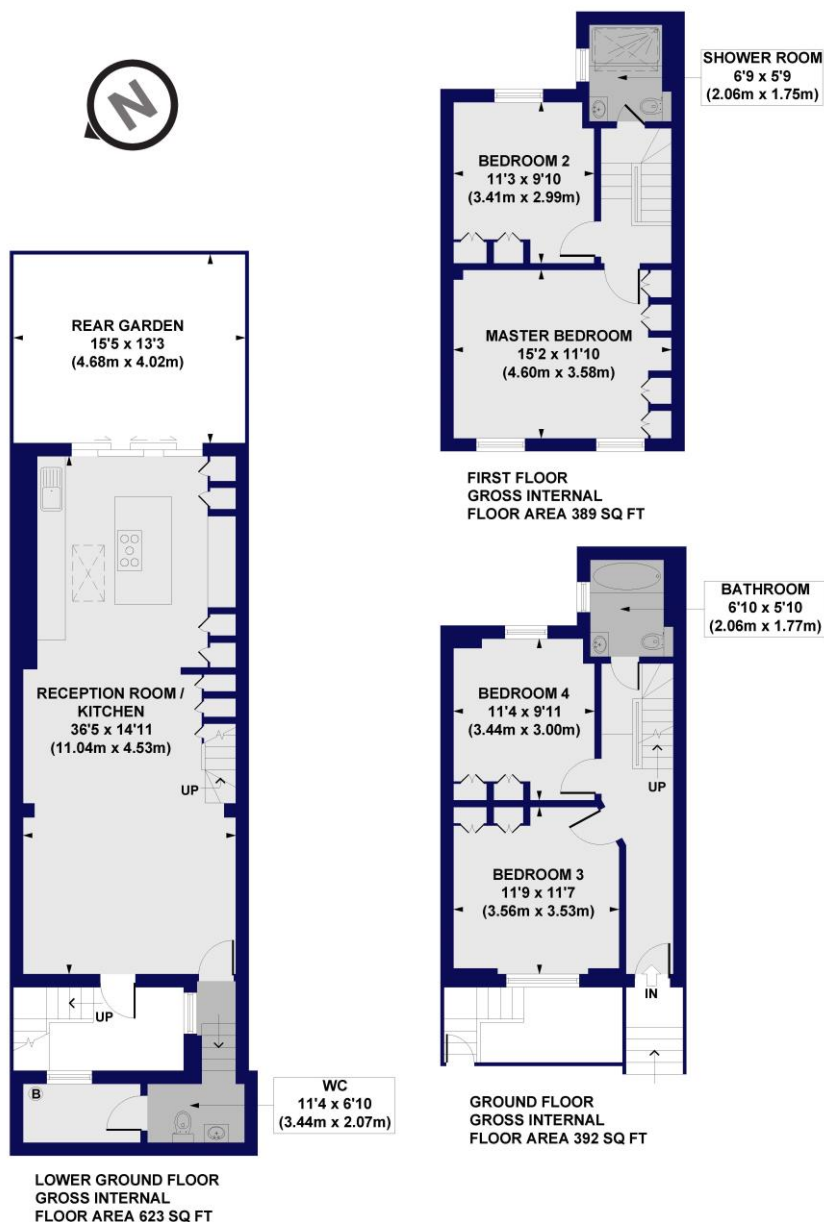
St Paul Street is within the Arlington Conservation area, made up of mostly attractive period properties. This location is ideal for Islington and Upper Street with the numerous choices of shops, bars and restaurants and excellent transport facilities at Angel (Northern Line). It also connects well to the City.

Winkworth



Winkworth

St. Paul Street, N1
Approx. Gross Internal Floor Area 1404 sq. ft / 130.45 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL240790>

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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.

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

Winkworth

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.