ARLINGTON AVENUE, ISLINGTON, LONDON, N1

£1,400,000 FREEHOLD

A CHARMING TWO BEDROOM HOUSE SET IN THE HEART OF THE ARLINGTON CONSERVATION AREA.

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DESCRIPTION:

This simply stunning two bedroom Grade II Victorian house is set in the heart of the Arlington Conservation Area and has been meticulously maintained and upgraded by the current owners.

The property is presented in immaculate condition throughout and benefits from the most stunning and unique rear garden which has been beautifully planted and extends further than the majority of the others on the road. Set over three floors, the house comprises of two double bedrooms on the top floor with both benefitting from custom inbuilt storage. The raised ground floor offers a wonderfully light double reception room with stunning period features. The family bathroom is located on the half landing and boasts a roll-top bath, marble countertops, plantation blinds and underfloor heating whilst the lower floor is adorned with solid wood parquet flooring and provides an absolutely perfect entertaining space. There is a sizable dining area and contemporary kitchen which has been finished with stone worktops and offers lots of storage and high end inbuilt appliances . Additionally, there is a separate study with views over the garden and a downstairs wc which again benefits from underfloor heating.

Whilst situated on this wonderfully quiet road the property is also within easy reach of the boutiques, bars and restaurants of Upper Street. The closest tube can be found at Angel station whilst Old Street and Essex road over ground are also within easy reach. Numerous bus routes provide easy access the City and West End and international travel is made easy from Kings Cross St Pancras.

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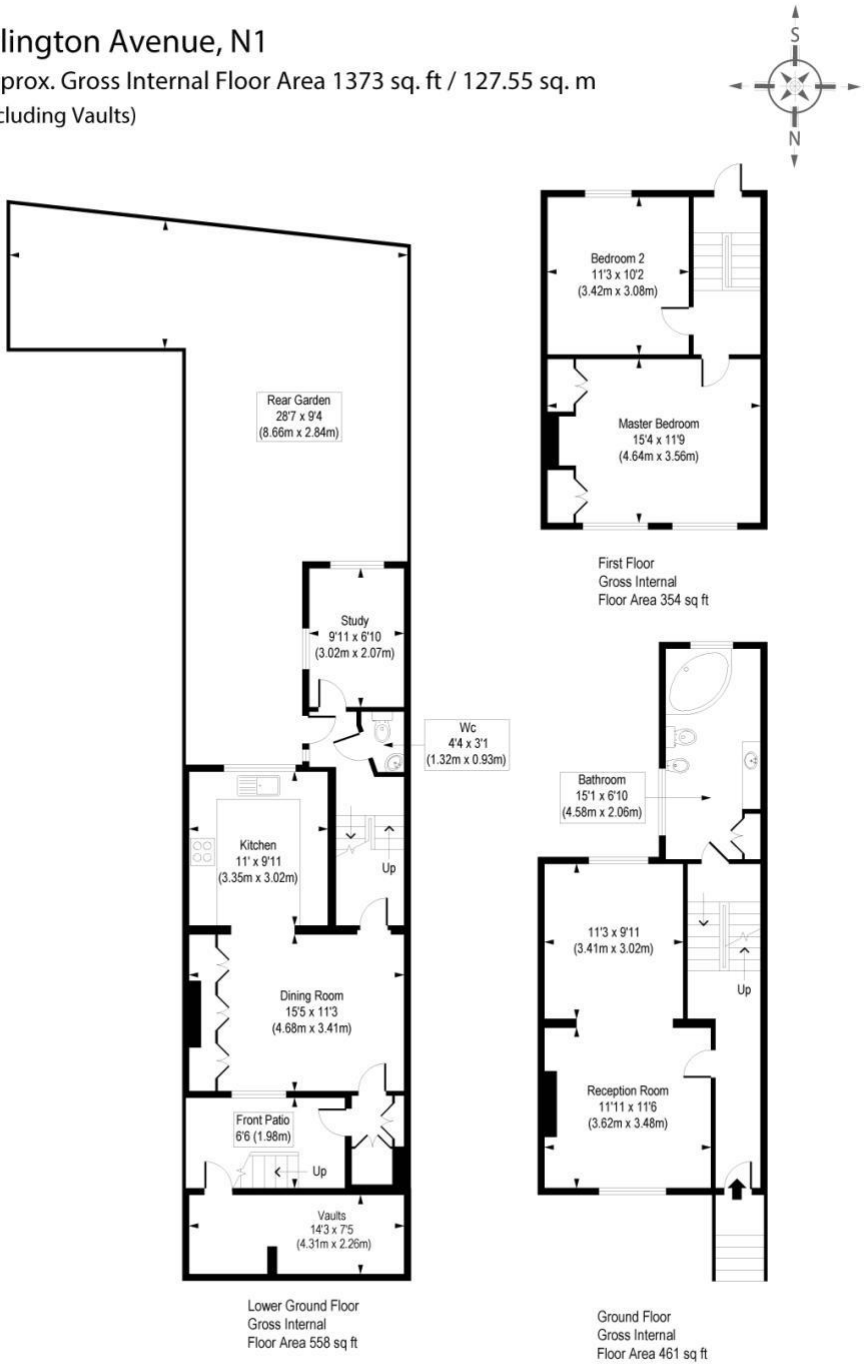
Approx. Gross Internal Floor Area 1373 sq. ft / 127.55 sq. m

(Including Vaults)



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.

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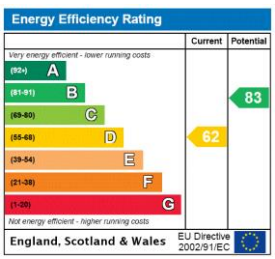

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