



PREBEND STREET, LONDON, N1
OIEO £1,600,000 FREEHOLD

A BEAUTIFULLY RENOVATED MID-TERRACE VICTORIAN HOUSE SET IN THE ARLINGTON CONSERVATION AREA

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DESCRIPTION:

This truly exceptional mid-terrace Victorian house has been beautifully renovated to the highest of standards and sympathetically finished to combine traditional period features with modern design.

The lower floor has been extended to create the most beautiful open plan living space which exudes confidence and perfect functionality. The bespoke kitchen has been perfectly designed to incorporate an array of inbuilt appliances and benefits from central island and stone worktops. There is an abundance of custom inbuilt storage throughout as well as a useful wc and underfloor heating which emanates through a fully tiled floor.

The rear extension provides ample space for an additional living area or snug and is flooded in natural light through a skylight and full floor to ceiling seamless sliding Maxlight doors. The low maintenance rear garden has been designed with subtle lighting, cedar fencing and slate effect tiles.

The raised ground floor offers a flexible layout with the space currently being used as a second double reception room but could quite easily be utilised as a third bedroom and separate living room. Sash windows, plaster cornicing and fireplace enhance the rooms traditional charm alongside stunning wooden flooring. A contemporary family bathroom features on the half landing with separate bath and shower whilst two further bedrooms are located on the top floor alongside a further modern shower room.

Prebend Street forms part of the prestigious Arlington Conservation area and is nestled between Essex road and Regents canal. The property is set moments from a vast selection of restaurants, bars and restaurants on Upper Street and is conveniently located for fantastic transport links. Angel station offers the closest underground links on the Northern line whilst overground services and the Victoria line are serviced from Highbury and Islington station. The overground at Essex road offers links direct to Moorgate and Old Street is also within easy reach. An array of brilliant bus routes provide effortless access to the City and West End and international transport is facilitated from St Pancras.

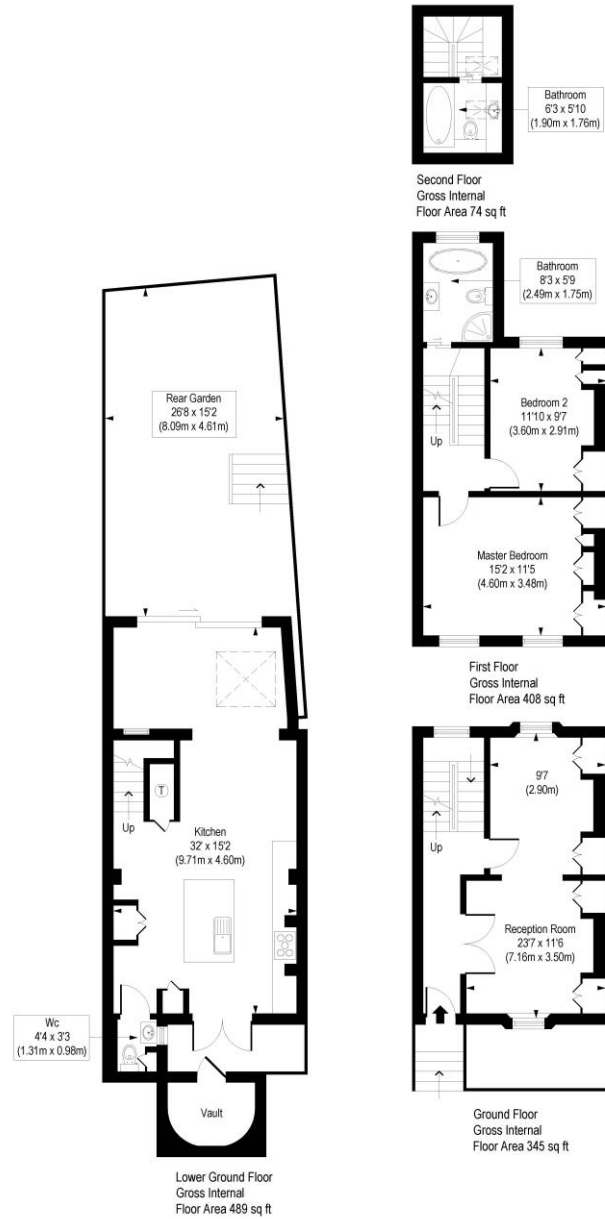
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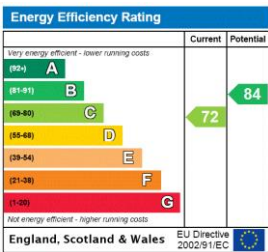
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Approx. Gross Internal Floor Area 1353 sq. ft / 125.67 sq. m (Including Vault)
 Approx. Gross Internal Floor Area 1315 sq. ft / 122.17 sq. m (Excluding Vault)



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.

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.



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