



NOEL ROAD, ISLINGTON, LONDON, N1
£2,250,000 FREEHOLD

A TRULY STUNNING PERIOD HOUSE SET IN THE HEART OF ANGEL

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DESCRIPTION:

An exceptional 3/4 bed, Grade II listed house set on one of Islington's most desirable streets. This beautiful property has been finished to an excellent standard throughout by the current owners and offers flexible living accommodation over four floors. This substantial house is perfect for a family and offers a wonderfully bright reception room, study, three bedrooms, master bathroom, large kitchen, lounge, utility room, two ensuite shower rooms and a mature private garden. There is plenty of storage space, original period features and this highly desirable home has an abundance of charm and character throughout.

Noel road is perfectly located for easy access for the City and West End and is set moments from the many bars, restaurants and boutique shops on Upper Street. The closest transport links can be found just 400m away at Angel underground (Northern line) and Paris is only 2 stops away with Kings Cross and St Pancras within easy reach.

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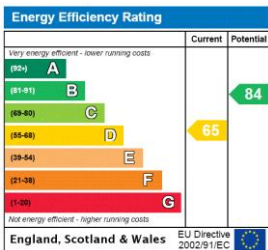
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Approx. Gross Internal Floor Area 1897 sq. ft / 176.26 sq. m (Including Restricted Height Area & Vault)
 Approx. Gross Internal Floor Area 1796 sq. ft / 166.82 sq. m (Excluding Restricted Height Area & Vault)



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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