



ST. PETER'S STREET, LONDON, N1  
**£800,000 FREEHOLD**

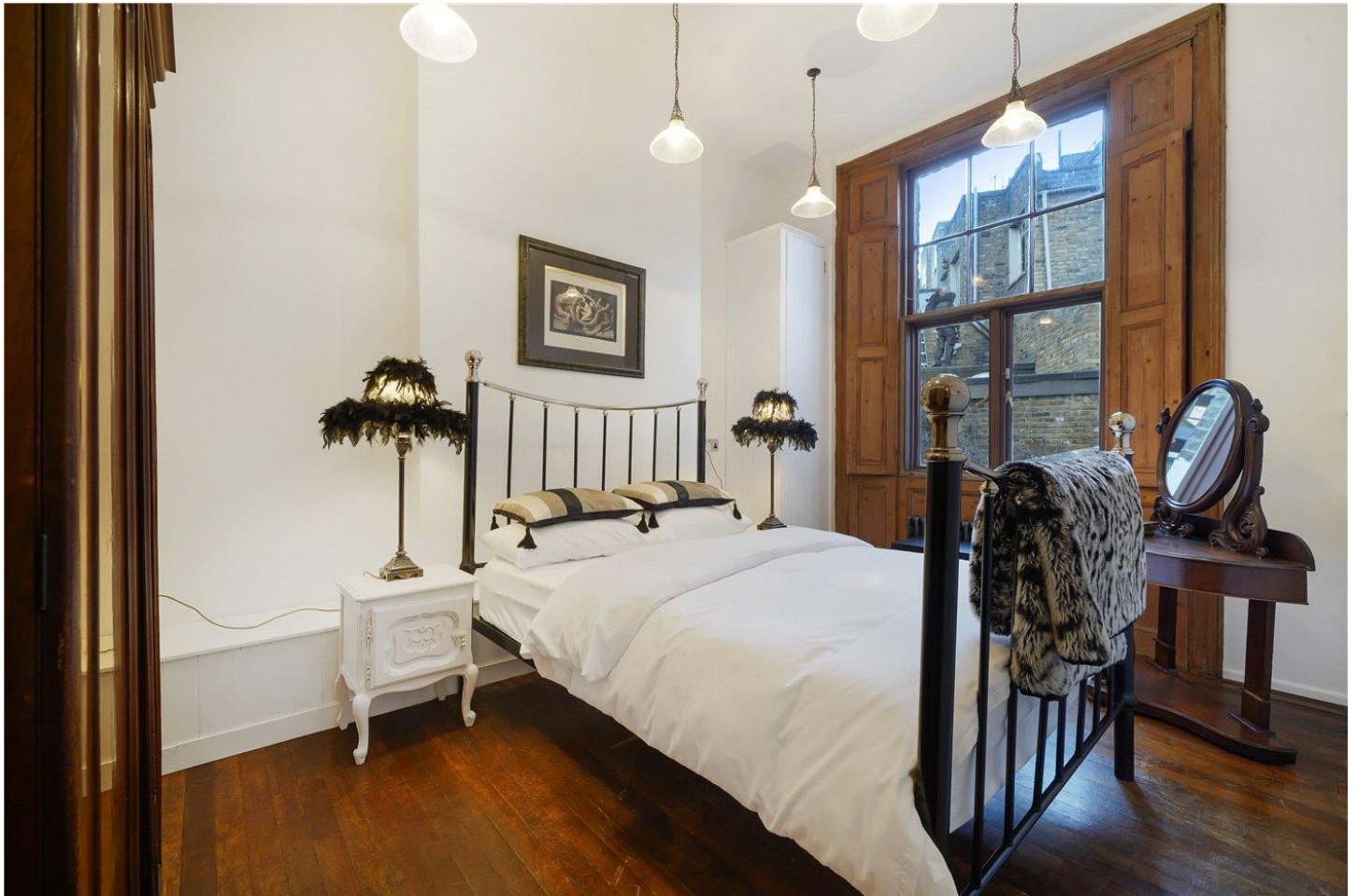
**A 1115 SQ. FT. ONE DOUBLE BEDROOM, TWO  
 OFFICE SPACES PERIOD CONVERSION ONLY  
 0.1 MILES TO THE REGENTS CANAL**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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## DESCRIPTION:

A quirky and charmingly unusual one double bedroom, two office spaces, two open plan living room/ kitchen maisonette on the charming St. Peter's Street, N1 sold fully furnished.

Standing at 1115 sq. ft. the property offers one double bedroom overlooking the back garden, an open plan living room/ kitchen, family bathroom, and a WC that leads to the back garden on the ground floor. The ground floor space offers another open plan living room/ kitchen that leads to patio and stairs up to the garden, two office spaces that are currently being used as bedrooms, and a further family bathroom.

Whilst being located amongst some of Islington's most desirable streets, the flat is also perfectly set for a variety of fantastic restaurants, shops, and bars. The nearest underground links are found at Angel station on the Northern line whilst Highbury and Islington are also within easy reach. A variety of bus routes offer effortless access to the City and West End.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

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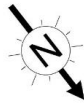
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# St. Peter's Street, N1 8JT

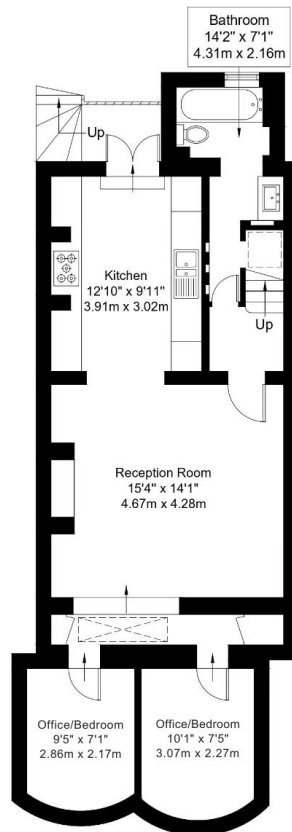
Approx Gross Internal Area = 103.6 sq m / 1115 sq ft

Restricted head height = 0.8 sq m / 9 sq ft

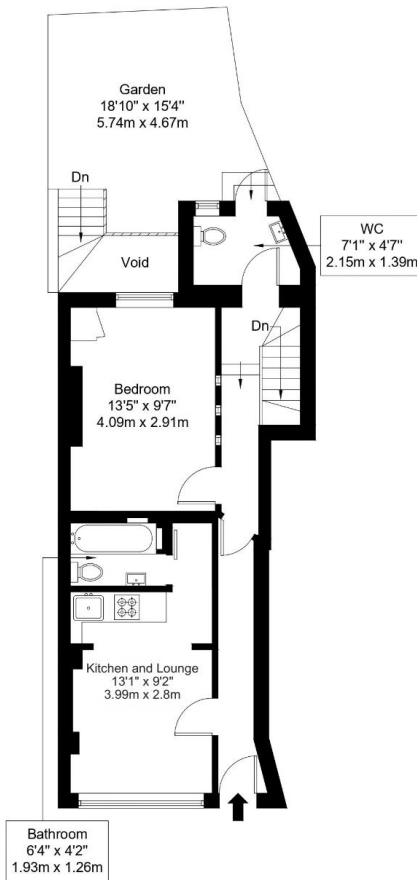
Total = 104.4 sq m / 1124 sq ft



 = Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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             | 72 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/HIH250129>

**Tenure:** Freehold

**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.

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