



ST. PAULS ROAD, ISLINGTON, LONDON, N1  
**£2,250,000 FREEHOLD**

## A GEORGIAN GRADE II LISTED THREE BEDROOM HOUSE WITH FRONT GARDEN AND AN ANNEX IN THE LANDSCAPPED BACK GARDEN

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

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





## DESCRIPTION:

Standing at 2210 sq. ft. (approx.) this beautifully presented South & North facing, Grade II listed, terraced Georgian townhouse, has undergone a comprehensive renovation to create an exceptional residence in the heart of Canonbury Conservation Area, 0.1 miles from Canonbury Station. Having been sympathetically restored, the current owners have not only enhanced its period features but also created space to suit a modern lifestyle.

Upon entering the raised ground floor, you are greeted into a wide hallway with original wooden floorboards and cornices that leads to an open plan kitchen/ dining room on the right, hosting original marble fireplaces. This floor is flooded with natural light from its arched sash windows. A fully refurbished Neptune kitchen comes complete with a Range cooker and single larder. The lower ground floor offers a unique space, hosting a large living room, with underfloor heating and polished concrete floor, which seamlessly leads out into the garden through a modern side return extension. The landscaped back garden is accessed through a double glazed bifold door, and front garden via a blended door. This floor also boasts a bright office area along with a W/C and ample storage. On the first floor you are greeted by a generous double bedroom with original wooden floorboards, double glazed sash windows, fitted wardrobes and a beautiful island dividing the generous floor space to provide depth to the room, and dressing area. The four piece family bathroom with discrete door from the bedroom on this level offers a lavish free-standing bathtub. A large walk-in shower and handheld attachments, W/C, and His & Her's washbasin are also present in this space. The top floor is flooded with natural light through the sash windows on either side of the house as well as the skylight windows perfectly positioned in the vaulted ceilings. It hosts two bedrooms, one a large double, another with built-in storage and climbing net. There is also a four-piece bathroom with walk-in shower, sink, W/C, and a full-size bathtub on this level.

This unique home benefits from a 10-year young roof, new render at the back of the house, double glazed wooden sash windows on the front and offers ample storage throughout. The addition of a fabulous timber clad studio that blends in with the garden and is currently used as an office/ home gym/ studio completes the accommodation.

Located on the section of St. Pauls Road near New River Walk and St Paul's Shrubbery, the property is within easy distance of numerous transport links providing easy access to the City and West End. It is close to the greenery of Highbury Fields and Clissold Park, alongside the trendy cafes, restaurants and bars found on Upper Street and Newington Green.

**Winkworth**

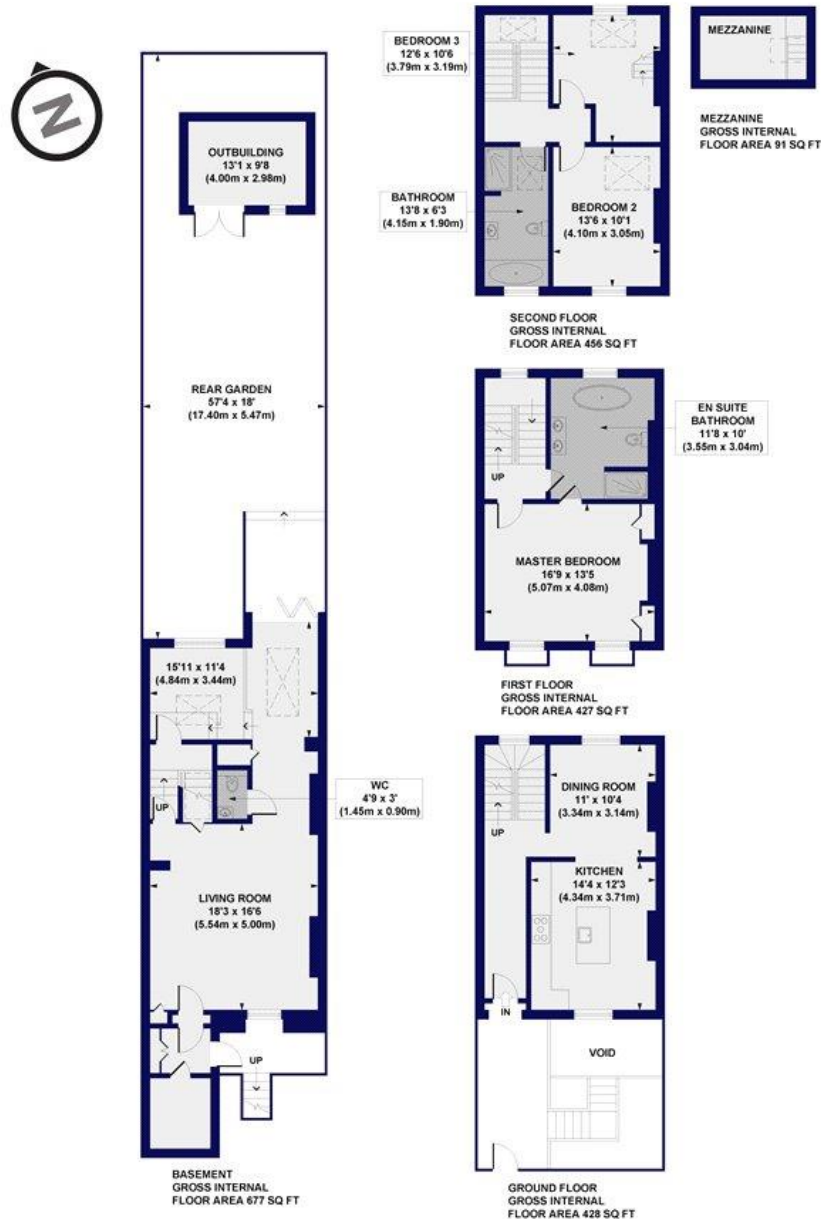




Winkworth

## St. Pauls Road, N1

Approx. Gross Internal Floor Area 2208 sq. ft / 205.13 sq. m (Including Outbuilding)  
Approx. Gross Internal Floor Area 2079 sq. ft / 193.15 sq. m (Excluding Outbuilding)



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.

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.