



FLORENCE STREET, ISLINGTON, LONDON, N1
£1,750,000 FREEHOLD

A CHARMING END OF TERRACE VICTORIAN FREEHOLD SET MOMENTS FROM UPPER STREET

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DESCRIPTION:

This charming end of terrace Victorian freehold presents a wonderful opportunity to create a magnificent family home and is set just moments from Upper Street. The property is currently set up as two separate flats but could be combined subject to consent should it be desired.

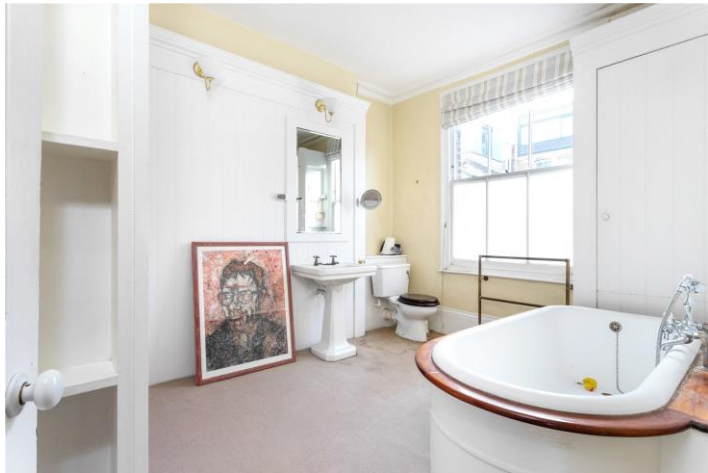
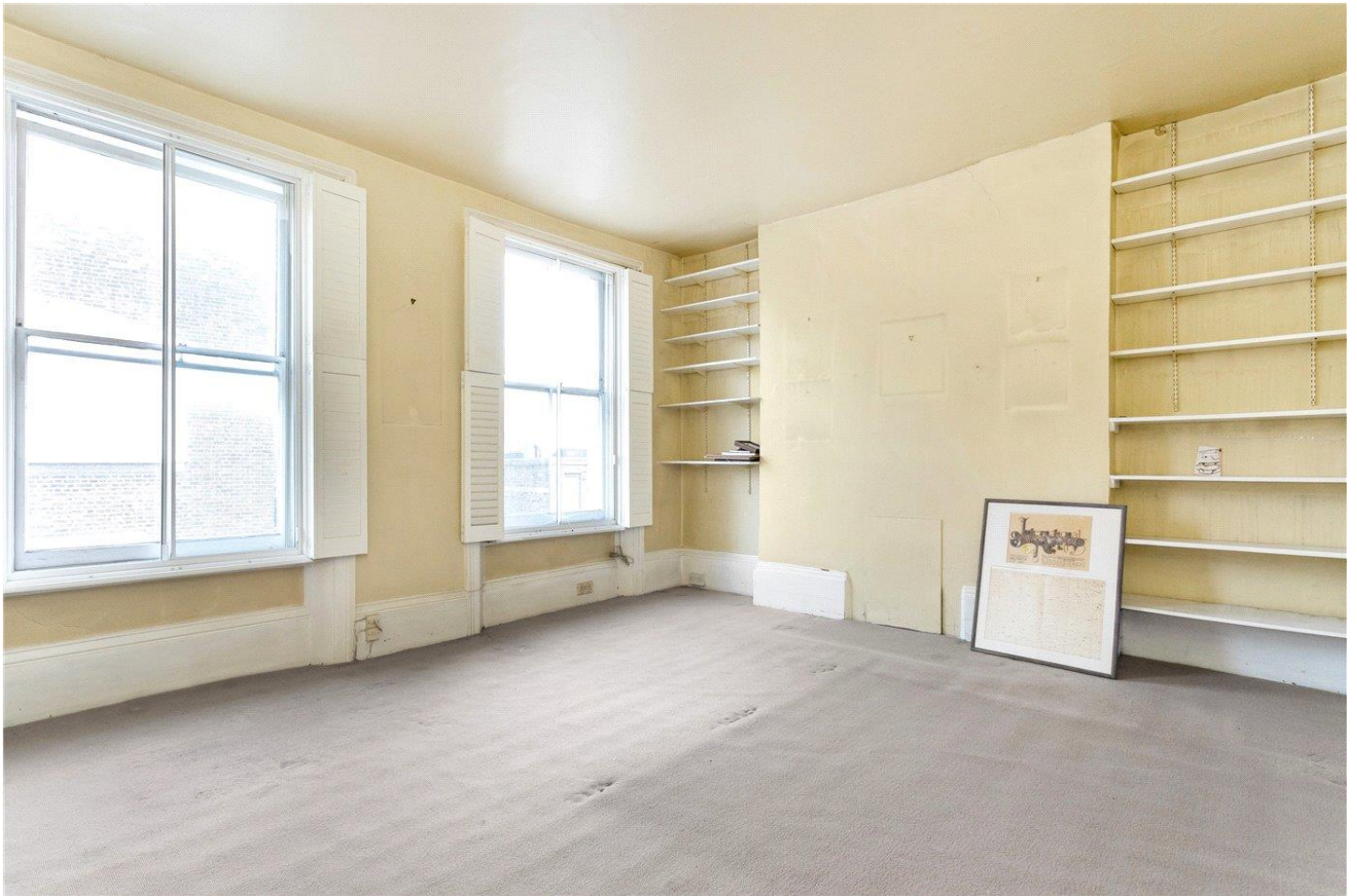
The upper residence is set over the top three floors and boasts private main door entrance. All rooms provide grand proportions with many stunning period features adding to the overall charm. A large double reception occupies the ground floor with kitchen located to the rear alongside access to a substantial private rear garden. A large double bedroom is set on the first floor with light flooding through large sash windows. The family sized bathroom is located the rear of the property whilst a further two double bedrooms and attic bathroom are located on the upper floor.

The lower flat again benefits from private entrance and occupies the entire lower floor with access to a patio space to the rear. A double bedroom is located to the front whilst an open plan kitchen is situated to the rear with internal bathroom set off the hallway.

Florence Street is tucked behind Upper Street so offers a wonderfully quiet yet convenient location in the heart of Islington. A brilliant selection of popular restaurants such as Ottolenghi, Bellanger and 1251 by James Cochran are within walking distance and run alongside a huge selection of boutique shops including the new Islington Square development.

An array of brilliant transport links are at hand for effortless access across London and beyond. A variety of bus routes are located on Upper Street and Essex road offering access to the City and West end whilst both Angel and Highbury and Islington stations provide underground links alongside overground services from Essex road to Moorgate.

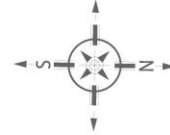
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Approx. Gross Internal Floor Area 1840 sq. ft / 170.97 sq. m



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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