



BINGHAM STREET, LONDON, N1  
**£2,450,000 FREEHOLD**

**A 2040 SQ.FT. GRADE II LISTED THREE/ FOUR  
 BEDROOM HOUSE WITH FRONT GARDEN AND  
 A STUDIO IN THE LANDSCAPED BACK GARDEN**

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#### DESCRIPTION:

Standing at 2040 sq. ft. (approx.) this bright, airy, and beautifully presented South & North facing, Grade II listed, terraced Georgian townhouse, has undergone a complete renovation to create a seamless residence in the heart of the Canonbury Conservation Area, 0.3 miles from Canonbury Station. The property has been sympathetically restored by the current owners, both enhancing its features but also creating the perfect space to suit a modern lifestyle.

The house is entered on the raised ground floor, via a wide hallway that leads to a dual aspect living space, with two decorative fireplaces, as well as traditional cast iron radiators for central heating. This floor is flooded with natural light from North & South facing double glazed sash windows. A large, double-glazed window on the landing provides views over the garden and leads down to the lower ground floor. This floor comes with underfloor heating throughout, a fully fitted kitchen with decorative fireplace, an extended dining room with skylight, and a sitting area between the kitchen and dining room. The space blends seamlessly into the back garden through double glazed wall-to-wall sliding doors. The landscaped and layered garden here offers a fountain, two separate sitting/ dining areas, and a garden house. This garden house is built on foundation and includes a king-sized bed and an en-suite bathroom (shower, sink W/C), with under floor heating throughout. To the front of the main house, there is an additional patio space, accessed via a blended door in the kitchen. The lower ground floor also boasts a guest W/C and two separate storage spaces, one of which (the undercroft) houses the washing machine and boiler. On the first floor, overlooking the garden, you are greeted by a generous South facing master bedroom with engineered wooden flooring (0.7 cm real wood), double glazed sash windows, stylish dressing area, fitted wardrobes and a beautiful three-piece en-suite bathroom with underfloor heating. The top floor is flooded with natural light through the double-glazed sash windows on either side of the house and hosts two fully carpeted bedrooms with radiators in RAL colours. The larger double faces South, whereas the third smaller double bedroom overlooks the tranquil views of the garden. There is also a South facing three-piece family bathroom with free standing bathtub, sink, and a W/C. The property includes a fully insulated loft, with electricity installed, that is accessed via pull-out stairs. The alarm system with indoor camera is also included in the sale.

Bingham Street is a quiet one-way residential street of pretty Georgian houses, located off St. Pauls Place in the Canonbury Conservation Area. It is just a few minutes' walk from the restaurants, pubs and cafes of Newington Green. There are several local shops within easy reach, including supermarkets, chemists, delicatessens, newsagents and dry cleaners. Upper Street's shopping is also easily accessible via St. Paul's Road. Dalston Junction and Dalston Kingsland stations are only 0.6 miles away and Highbury & Islington Station 0.8 miles away. Bingham Street is well serviced by excellent bus routes (heading into the City, East and West End).

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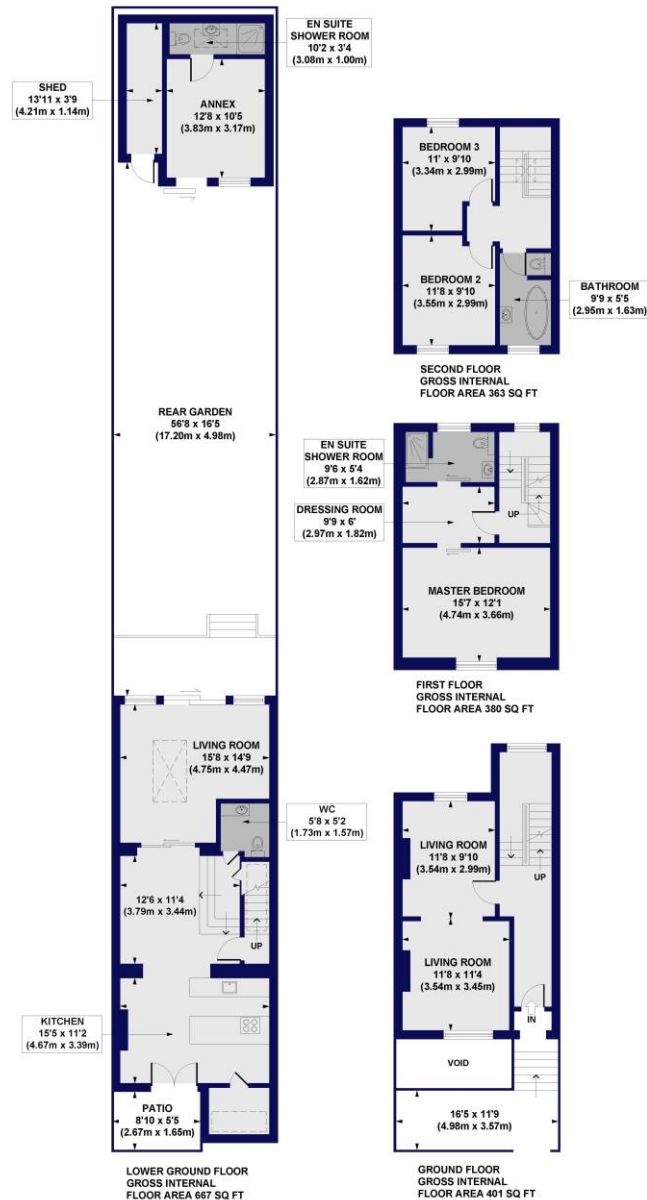
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## Bingham Street, N1

Approx. Gross Internal Floor Area 2040 sq. ft / 189.52 sq. m (Including Annex & Shed)

Approx. Gross Internal Floor Area 1811 sq. ft / 168.28 sq. m (Excluding Annex & Shed)



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.

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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.

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