

Northchurch Road

Islington, N1

Asking Price £2,750,000

This beautifully presented 2,700 square foot Victorian home combines classic period features with contemporary living, perfectly situated on the highly sought-after Northchurch Road.

CHESTERTONS









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- Victorian freehold house
- Four bedrooms
- Three bathrooms
- Near 40' manicured garden
- Beautifully refurbished
- Open-plan living



Upon entering the raised ground floor, you are welcomed by a spacious double reception room showcasing elegant herringbone flooring, intricate cornicing, fireplaces, and tall sash windows with original shutters, all enhanced by soaring ceilings in excess of 10 feet. Also on this level is a versatile bedroom complete with an en-suite toilet, ideal for guests or as a study. The first floor is dedicated to the principal bedroom, which benefits from a large dressing room that can easily double as a study or nursery. A conveniently located family bathroom on the half landing serves the main bedroom. The second floor features two further generous double bedrooms, both equipped with built-in storage, while the third floor houses a family shower room serving bedrooms two and three. The lower ground floor is the heart of the home—a grand open-plan kitchen, dining, and lounge area that seamlessly opens onto a beautifully manicured garden stretching nearly 40 feet, perfect for entertaining and family life. Additional practical features include a discreet shower room tucked behind the stairs, a boiler room, and vaulted storage space. Lovingly refurbished over the years, this home strikes the perfect balance between period charm and modern convenience, making it an exceptional family residence. Northchurch Road enjoys a prime location in Islington, renowned for its vibrant community feel and excellent amenities. Located within close proximity from the bustling Upper Street, home to an array of boutique shops, artisan cafés, acclaimed restaurants, and local pubs. Nearby, residents can enjoy green spaces such as Highbury Fields and walks along the Regents Canal, offering peaceful retreats from city life. Transport links are superb with Angel Underground Station (Northern Line) providing swift access to the City, West End, and beyond along with Essex Road Rail Station. Multiple bus routes along Upper Street and Essex Road offer further connectivity across London, while the area is well served by cycle lanes for convenient and sustainable commuting.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

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NORTHCHURCH ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / EAVES)
BASEMENT = 876 SQ FT / 81.4 SQ M
GROUND FLOOR = 599 SQ FT / 55.6 SQ M
HALF LANDING = 174 SQ FT / 16.2 SQ M
FIRST FLOOR = 475 SQ FT / 44.1 SQ M
SECOND FLOOR = 484 SQ FT / 45.0 SQ M
THIRD FLOOR = 72 SQ FT / 6.7 SQ M
REDUCED HEADROOM / EAVES = 28 SQ FT / 2.6 SQ M
TOTAL = 2708 SQ FT / 251.6 SQ M



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