

Great Percy Street

Islington, WC1X

Offers in excess of £1,500,000

A substantial and beautifully proportioned Grade II listed maisonette, arranged over four floors of an elegant Georgian townhouse and complemented by a section of the rear garden extending approximately 28' x 17'.

CHESTERTONS









Great Percy Street

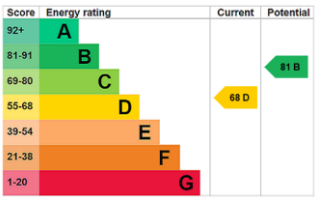
Islington, WC1X

- Substantial Maisonette
- Georgian Townhouse
- Four Bedrooms
- Section of Garden
- Grade II Listed
- New River Conservation Area



Approached via the raised ground floor, the maisonette opens into a welcoming entrance hallway, with the particularly rare benefit of direct access to the rear garden. The first floor is centred around an impressive 16' x 13' reception room, characterised by the wonderful period proportions and architectural detail associated with the building. Floor-to-ceiling sash windows lead onto Juliet balconies, flooding the room with natural light, while a handsome fireplace and decorative ceiling rose add further character. To the rear is a well-appointed kitchen/dining room, providing a practical and sociable space for everyday living. The second floor is dedicated to the principal bedroom, which benefits from built-in wardrobes, together with the family bathroom. A separate cloakroom and utility area are also located towards the rear of this floor. The top floor provides three further bedrooms, offering excellent flexibility for family living, guests or home working. Built-in storage within the hallway provides useful additional accommodation and helps to maximise the practicality of this upper level. Great Percy Street is one of the quieter and more characterful residential streets in the New River Conservation Area. The street is renowned for its elegant period architecture and forms part of the historic Amwell and Clerkenwell area. Great Percy Street is also within an established low-traffic neighbourhood, contributing to its peaceful, residential atmosphere. The location is particularly well placed for an excellent selection of independent shops, cafés, restaurants and everyday amenities. Exmouth Market, approximately 0.3 miles away, is renowned for its vibrant food and café scene, while the amenities of Amwell Street, Pentonville Road and Upper Street are also readily accessible. Transport connections are excellent, with Angel Underground station approximately 0.3 miles away, providing access to the Northern line. King's Cross station is approximately 0.5 miles away. This is an exceptional opportunity to acquire a substantial period home needing refurbishment, in one of central London's most desirable residential enclaves, combining four floors of Georgian character, generous family accommodation and a section of the rear garden, with an outstanding choice of amenities and transport links close at hand.

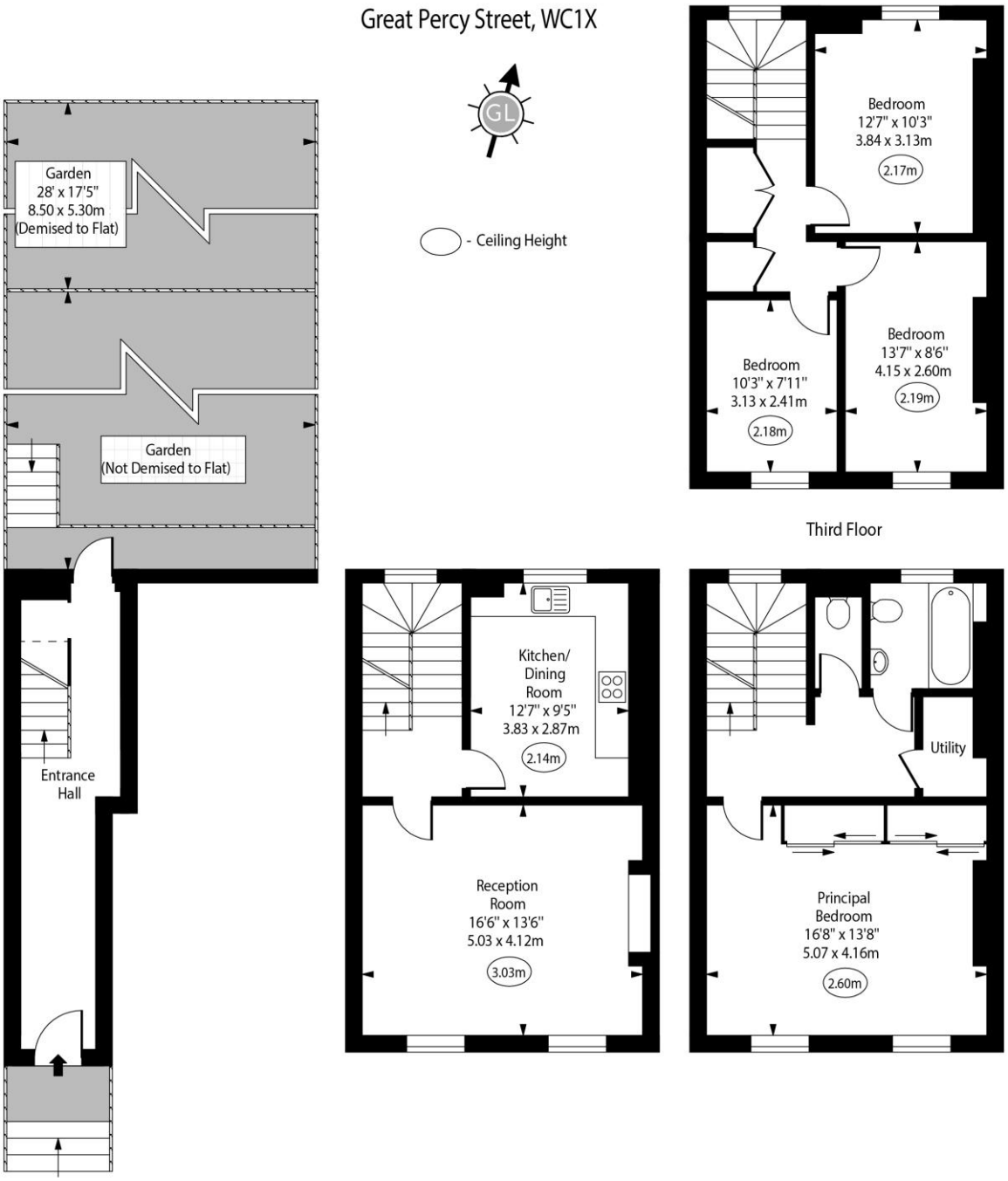
Tenure: Share of Freehold 960 years remaining.
Service Charge: £465 pa building insurance and 50% of all costs of major works to the building, except the roof which is solely owned by this maisonette.
Ground Rent: £0
Local Authority: Islington Council
Council Tax Band: F



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Raised Ground Floor | First Floor | Third Floor | Second Floor

Approx Gross Internal Area 1460 Sq Ft - 135.63 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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