

Sudeley Street N1
£1,500,000 freehold

CLUTTONS



A rare to market mid-terraced townhouse, nestled within one of Islington's prime Conservation Areas and offering the opportunity to add considerable value (STPP.)

Built circa. 1842 and laid out over four storeys, this charming townhouse has all the characteristics of the period styling that is present in the surrounding area, as well as offering ample room to grow and extend to suit any buyer's needs.

On the lower ground floor is a wonderful open-plan kitchen-dining arrangement, with good storage options, and access to two unmodernised vaults towards the front under the pavement. From the landing leading up to the ground floor is entry on a stunning and secluded patio garden, with mature flower beds and a west facing aspect.

Located on the ground floor level is a superb double reception room. There are some excellent period features in this space that have been well maintained, from the original wooden floorboards, the sash windows and window shutters. These windows bathe the reception room in natural light throughout the whole day as the property is orientated East to West from the front to the back.

There is a large double bedroom and three-piece bathroom suite on the first floor, with a lot of the period features continued from downstairs and access to a smaller second bedroom in a roof extension on the top floor.

This particular house has not been extended as many others on the street so there is an opportunity to add considerable floorspace by virtue of a rear extension and a refurb of the top floor roof extension (STPP). The Colebrooke Row & Duncan Terrace Conservation Area is arguably one of Islington's most premier and best located, offering some of the finest early-Georgian and mid-Victorian terraces in the entire Borough.

Within a short stroll of the property is everything Angel has to offer, from the stunning and idyllic Regent Canal basin to the plethora of shops, bar and Restaurants of Upper Street.

Angel Underground Station (Northern Line Service) is also located within a five mile walk and offers an excellent link to the City as well as Kings Cross St. Pancras, for National & International rail services and Underground Services to London's West End.

SUDELEY STREET, N1

Approx. gross internal area
1226 Sq Ft. / 114.0Sq M. Inc Reduced Headroom
13 Sq Ft. / 1.2 Sq M. Reduced Headroom
1351 Sq Ft. / 125.5 Sq M. Inc Reduced Headroom / Vaults



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2020 www.dowlingjones.com 020 7610 9933

Approximate gross internal area:
1351 sq ft (125.5 sq m)
EPC rating: D | Ref: ISL160111



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