



Arlington Square, Islington, London **NI**



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A rare opportunity to acquire a substantial double-fronted period home, steeped in history and positioned on the highly sought-after Arlington Square, right in the heart of Islington. This impressive ex-vicarage offers just under 4,000 sq ft of internal living space, spread across four expansive floors. In need of modernisation, the property offers a unique opportunity for buyers to transform the space to suit their own needs. Currently, the house comprises six bedrooms, three bathrooms, two W.C.s, three reception rooms, and three kitchens. This versatile layout offers endless possibilities for renovation. The many amenities of Islington Green are a short walk away, as well as a plethora of transportation links encompassing many bus routes to the City and West End.



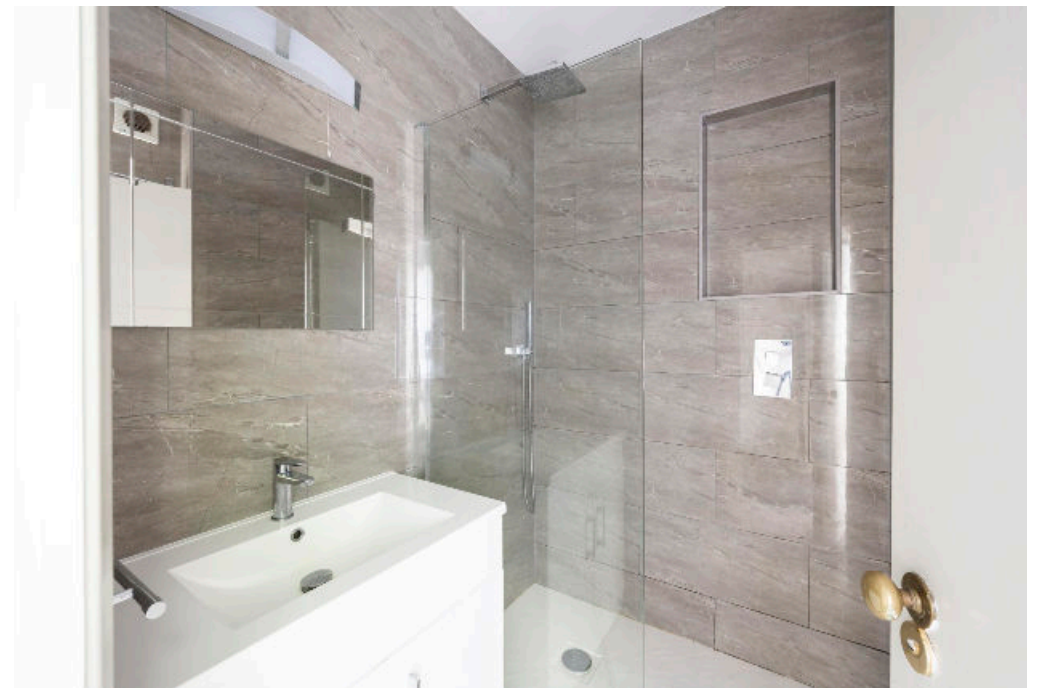
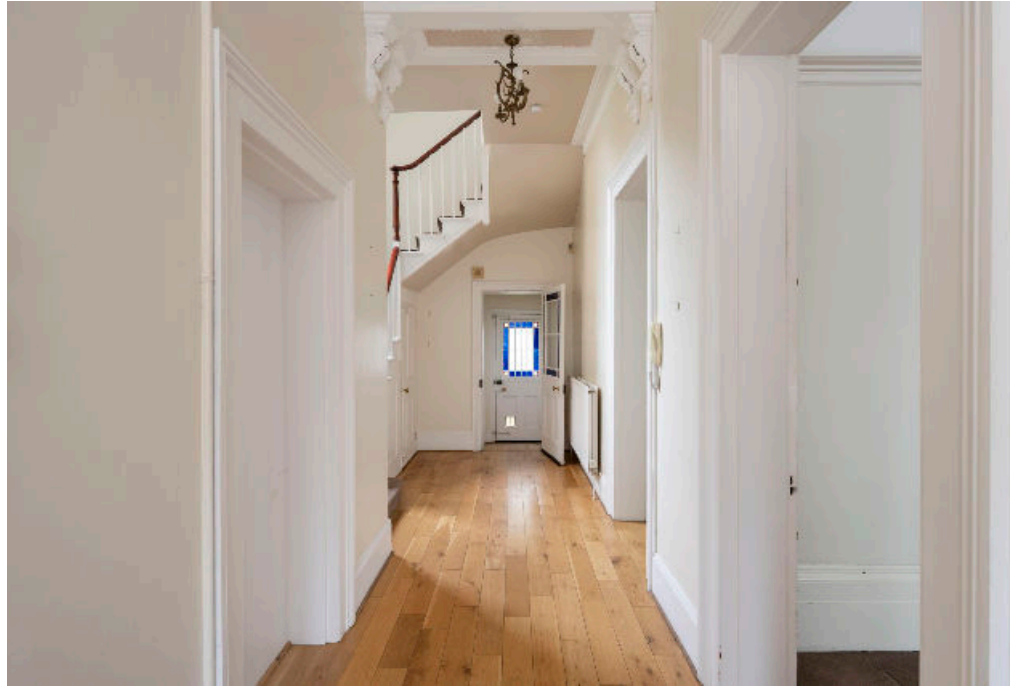
Guide price: £3,500,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: F

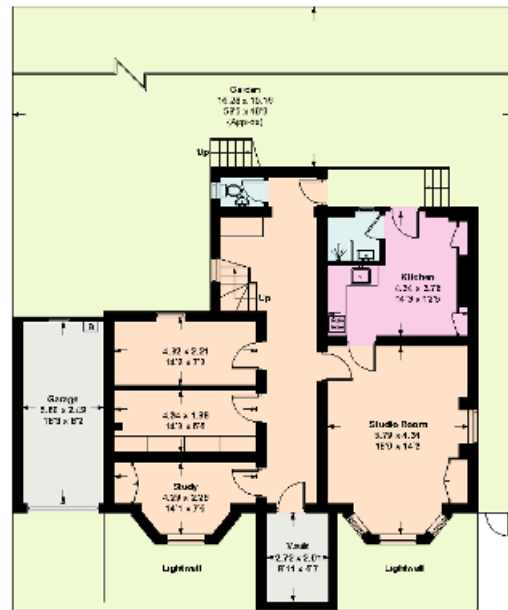




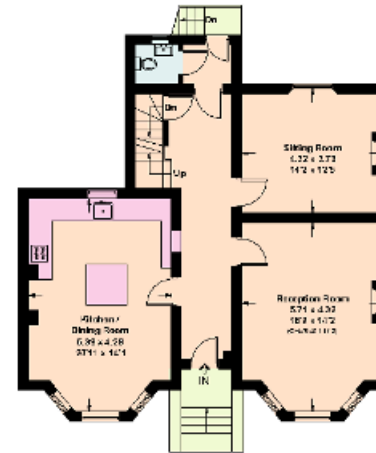


Externally, the property features a 50 ft garden to the rear and side with an easterly aspect, providing ample outdoor space to enjoy.

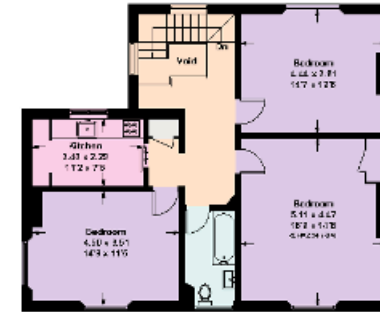
Approximate Floor Area = 360.2 sq m / 3877 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 374.1 sq m / 4027 sq ft
 Including Limited Use Area (2.9 sq m / 31 sq ft)
 (Excluding Void)



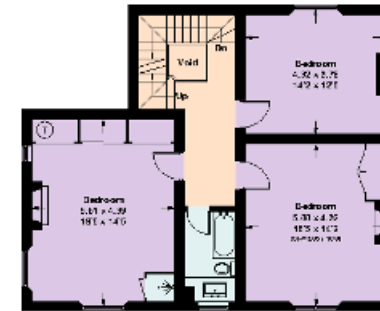
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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 Particulars dated August 2024. Photographs and videos dated August 2024.

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