



Cross Street, Islington, London NI



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A Grade II listed Georgian townhouse believed to date back to circa 1775, positioned on one of Islington's oldest terraces, Cross Street.

The property has been architecturally designed throughout, combining period features with contemporary updates.

At raised ground floor level is a double reception room, with a fireplace, working shutters and original floorboards. Of note, contrasting to the period reception room is the striking glass extension to the rear of the home opening out to the south-facing garden with a delightful view of the church steeple.

The lower ground floor showcases a bespoke kitchen with island contrasting with an original exposed brickwork wall; adjacent is a large dining area leading through to a utility room and a wine cellar.

The staircase is wood-panelled and leads up to the principal suite is located on the first floor with ample storage and a generous bathroom featuring freestanding bathtub, separate walk in shower and double sink. The upper floor is home to two further double bedrooms sharing an en-suite bathroom, and ample loft space for storage.

Cross Street is positioned in a prime Islington location, moments from Upper Street yet peaceful due to the traffic calming measures on the road.



Guide price: £3,250,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: G







Location

Cross Street is at the heart of a warm and village-like arts and design community. This particular terrace is amongst the oldest in Islington. A selection of boutique style shops to include Le Labo, Aesop, Dar Leone, Little Greene and Farrow & Ball and Artisan delis such as the Italian Delicatessen, juxtaposed with Islington Square and amenities to include a Third Space Gym. Commuting across London is effortless with Highbury & Islington and Angel Station both within 0.5 miles.







Cross Street, N1

Approximate Floor Area = 184.8 sq m / 1989 sq ft
 Loft = 42.6 sq m / 458 sq ft
 Total = 227.4 sq m / 2447 sq ft
 Including Limited Use Area (43.4 sq m / 467 sq ft)



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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