



Devonia Road, Islington, London **NI**

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A fabulous four bedroom family home, positioned on a highly regarded and peaceful residential road in Angel, Devonia Road.

Entered via the raised ground floor, a bright entrance hall leads through to a spacious double reception room, benefiting from a raft of period features, notably the ceiling coving and working fireplaces with marble surround. Of particular note is the almost floor-to-ceiling rear sash window, offering a view over the pretty garden.



**Guide price:** £2,900,000

**Tenure:** Freehold

**Local authority:** London Borough of Islington

**Council tax band:** G

Downstairs, the space has been opened up to incorporate a bespoke kitchen with generous workspace and built in storage; adjacent is a lovely casual reception space and space for dining under the conservatory, connecting the house to the rear garden. Also on the lower ground floor is a guest WC, a separate utility room/storage and access into two vaults.

The first floor is home to the principal bedroom set to the front of the plan, large sash windows allow natural light to pour in, and there is a walk through dressing room with a large en suite bathroom with a freestanding tub, walk-in shower and double-sink.

The upper floor accommodates three further double bedrooms and a lovely reading corner; these bedrooms are serviced by a family bathroom at the half landing.

Additional benefits include a spacious loft, currently boarded with two Velux windows, as well as a study/home office overlooking the rear garden.











## Location

Devonia Road affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International just one stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal. The 'Square Mile' of the City is within easy reach by bike or by foot.





## Devonia Road, N1

Approximate Floor Area = 236.0 sq m / 2540 sq ft  
Including Limited Use Area (30.6 sq m / 329 sq ft) & Vaults



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 July 2023. Photographs and videos dated July 2023.

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