

Batchelor Street, Islington, London NI



Batchelor Street, Islington, London NI

A stunning Grade II listed townhouse on Batchelor Street, a popular one way street in peaceful Barnsbury.

Well presented throughout, the property has been lovingly cared for to maximise all of the available space. Of particular note is the sleek, contemporary kitchen on the lower ground floor. There is plenty of space for dining and socialising with friends or family. Adjacent sits a W.C and a large utility area.

2





EPC D

Guide price: £1,950,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: F

The raised ground floor boasts a wonderful dual aspect, double reception room with wooden flooring, high ceilings and sash windows. This room is flooded with natural light and it offers a great view of the garden at the rear.

The first floor comprises the principal bedroom with a large en-suite, modern bathroom and fitted wardrobes. There are two double bedrooms on the second floor that are serviced by a Jack and Jill bathroom.

Potential purchasers will also benefit from a study area on the third floor.

To the rear is a private patio garden with gated access to extensive secure communal gardens. The communal garden is only accessed by residents on Batchelor Street and Cloudesley Road. There is a fantastic local community amongst the residents.







Location

Batchelor Street is an attractive tree lined street situated within the Barnsbury Conservation Area and conveniently located for all the amenities of Upper Street. Angel station (0.3 miles - Northern line) is within very easy reach and gives access to the City, the West End and beyond. (Please note all times and distances are approximate).







BATCHELOR STREET

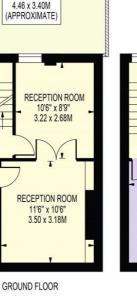
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1367 SQ FT - 126.99 SQ M

GARDEN 14'9" x 11'3"



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.









LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

Knight Frank

Islington & King's Cross

Sales I would be delighted to tell you more

321-322 Upper Street Sebastian Toy
London N1 2XQ +44 20 3657 7348

knightfrank.co.uk sebastian.toy@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2023. Photographs and videos dated May 2023.

Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.