



Batchelor Street, Islington, London **NI**

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# 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.



**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.





*Let's stay home*





## 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).





# BACHELOR STREET

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



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