



Charlton Place, Islington, London **NI**

Charlton Place, Islington, London **NI**

At nearly 1,300 sq ft of internal living space. There is access to a utility room and a door leading to a private, mature garden. There is a double aspect, a double reception room on the raised ground floor which is flooded with natural light and features a fireplace. The principal bedroom is located on the first floor, benefiting from two sash windows and fitted wardrobes. The large modern bathroom is situated on this floor and offers a separate shower and bathtub. There are two further double bedrooms on the second floor completing this well proportioned house. The ceilings have been vaulted in the second bedroom exposing the wooden beams exuding more character within this cosy home.



Guide price: £1,750,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: G





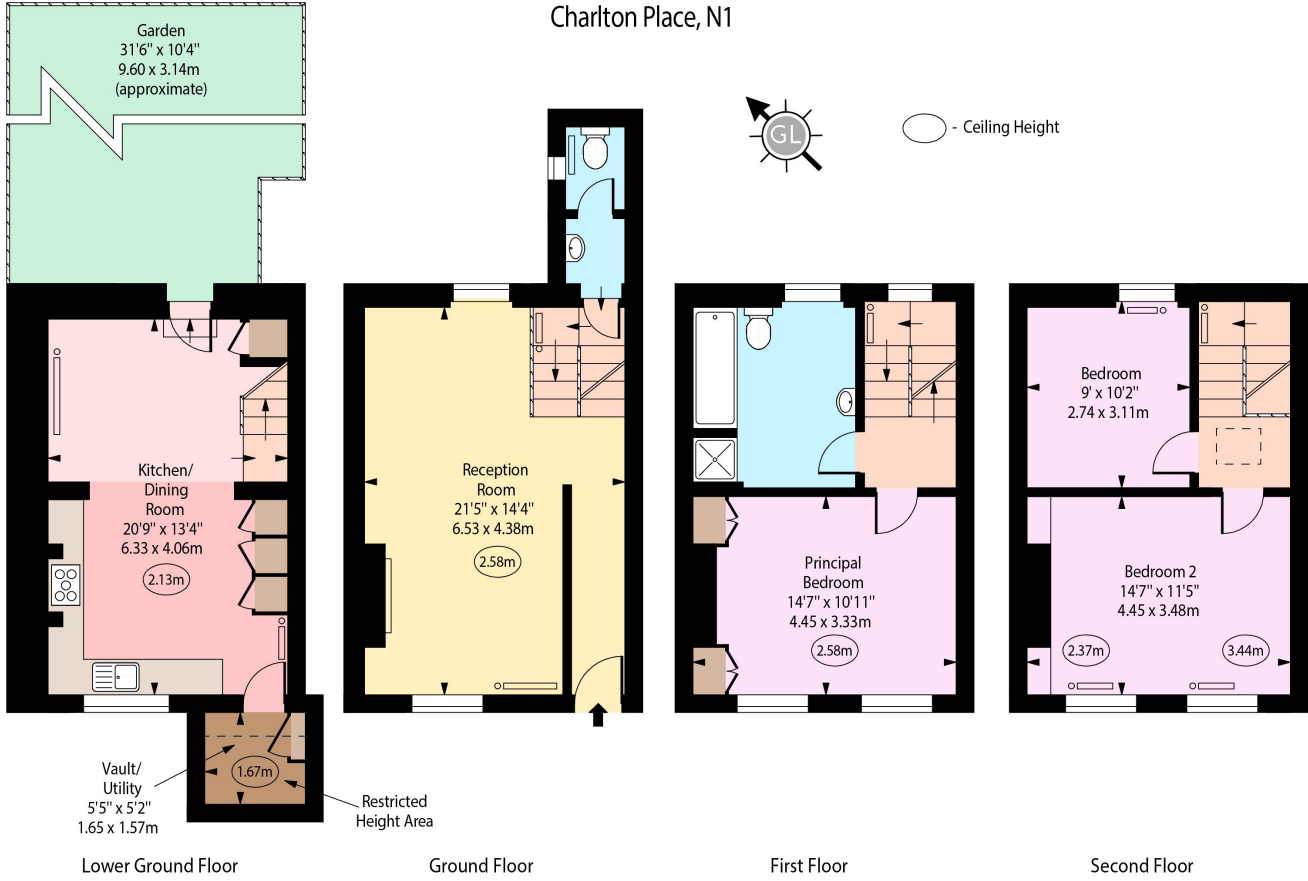
Location

The house affords convenient access to the artisan cafes, shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market, a short walk away. The delights of Camden Passage are within a stone's throw, giving a plethora of options to potential purchasers. Angel Underground (Northern Line) provides convenient access to both the City and the transport hub that is Kings Cross / St Pancras International, with bus routes on St John Street, Upper Street, Pentonville Road and City Road.





Charlton Place, N1



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.

Approx Gross Internal Area 1266 Sq Ft - 117.61 Sq M
 Approx. Floor Area Including Restricted Heights 1286 Sq Ft - 119.47 Sq M

Knight Frank
 Islington & King's Cross
 Sales
 321-322 Upper Street
 London N1 2XQ
knightfrank.co.uk

I would be delighted to tell you more
Sebastian Toy
 +44 20 3657 7348
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 February 2024. Photographs and videos dated February 2024.
 Knight Frank is the trading name of Knight Frank LLP. 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 W1U 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.