



Rawstone Street, Islington, London **EC1V**



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A rare opportunity to acquire a late Georgian Grade II listed townhouse on a quiet and picturesque street in Clerkenwell. The property spans just over 1100 sq ft and is a perfect blend of contemporary and traditional design.

The house comprises a light and airy double reception room on the ground floor with wooden flooring, high ceilings, and sash windows and features a cosy ambience. To the rear is a separate, eat-in kitchen with access to a private south-east facing garden.



Guide price: £1,650,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: F



The first floor offers two bedrooms, one of which is being used as a study and it has direct access to a roof terrace.

The top floor comprises the principal bedroom, and adjacent is a modern family bathroom.

There is an additional W.C. on the ground floor, and plenty of storage is available, with fitted cupboards in the bedrooms and access to the loft.





Location

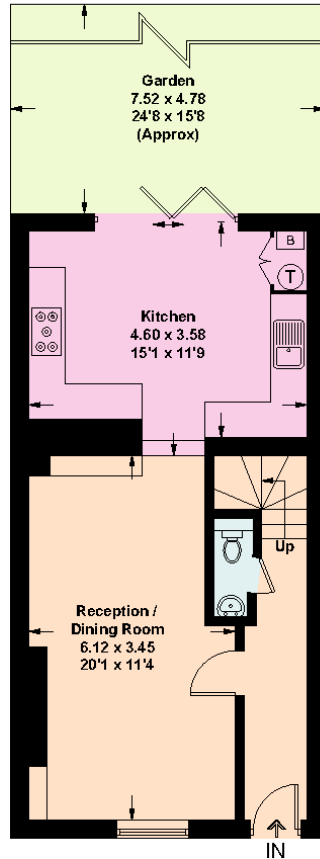
Rawstone Street was laid out by Thomas Rawstone, a local ironmonger, on what was formerly known as the Brewers' estate—a collection of breweries, gardens and a bowling green. The houses were built in a tall and uncomplicated style in the late Georgian-early Victorian era.

Rawstone Street runs parallel to Friend Street and off St John Street. It is within moments of Exmouth Market and its superb array of shops and a short walk to both Farringdon Underground and Mainline and Angel Underground Station.

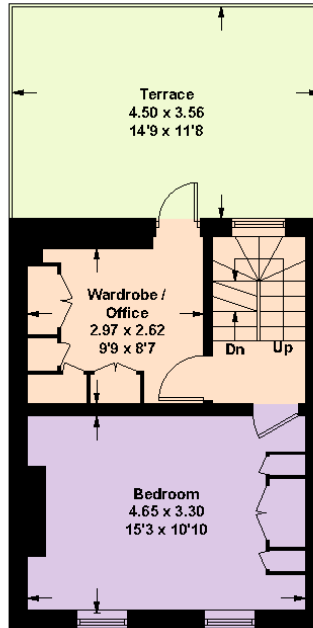


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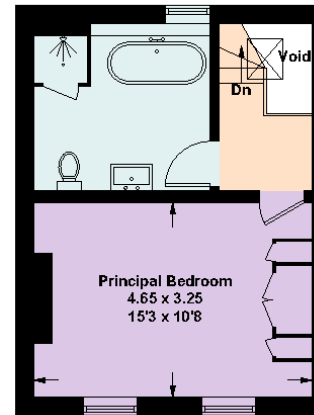
Approximate Floor Area = 103.1 sq m / 1110 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
(Excluding Void)



Ground Floor



First Floor



Second Floor

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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