



Willow Walk, Islington, London NI



Willow Walk, Islington, London **NI**

Willow Walk is a secure and gated mews in a private passage just off Colebrooke Row in the heart of Angel. Designed by Scenario Architecture and spread over three floors, the house is flooded by natural light due to its south orientation at the rear and large windows. It has a serene and secluded feeling, overlooking the surrounding gardens. Set back and entered via a gated front garden, the house is impeccably presented and entered at ground floor level into a spacious hallway with an abundance of built-in shoe and coat storage and a convenient W.C. at ground floor level.

Please note that we have been unable to confirm the date of the next review for service charge. You should ensure that you or your advisors make your own inquiries.



Guide price: £2,550,000

Tenure: Available freehold

Service charge: £1000 per annum

Local authority: London Borough of Islington

Council tax band: G







You enter into a generous lateral kitchen, dining and reception space. The kitchen is looking out on to the front patio's green wall and flowers, giving a serene and private outlook when cooking. The dining space is set adjacent to the kitchen, and at the rear, a wider reception space with glass doors opening out to the south-west facing garden

Ascending to the first floor, the walnut stairs have been designed to connect the floors and give the impression of a continuous strip of darker wood, creating an elegant contrast with the white-washed oak floor of the bedrooms. The principal suite at the rear of the first floor is flooded with natural light, and floor-to-ceiling windows slide open to a Juliet balcony overlooking the tranquil rear garden where all you can hear is birdsong. There is a wall of built-in storage and a generous en suite bathroom with his and her sinks and a double walk-in shower. The architects installed a clever pane of glass at the entrance of the principal bedroom, which also brings in light from the hallway windows.

There is an additional bedroom with an en suite shower on the first floor.



The second-floor staircase feels almost double in height due to the extension into the roof, creating a feeling of wonderful light and space. There are two additional and very generous double bedrooms with a family bathroom and utility room on the top floor level.

The architects designed a wonderful mezzanine space within the rear second-floor double bedroom, currently utilised as a playroom and light-flooded arts & crafts space, the space is versatile and could be used as a home office or snug.

Throughout the home, Willow Walk has been designed with family living in mind, there is cleverly concealed storage at every turn, underfloor heating throughout with individual thermostats, and a secure bike shed with electronic tag access.



Location

Colebrooke Row is a residential road located in the heart of Angel. Angel Underground Station being the closest station (0.6 miles) services the Northern Line. Islington's famous Upper Street with its array of shops, bars, cafes and restaurants is also a short walk away, and the picturesque sights of Regent's canal are moments away from the property.

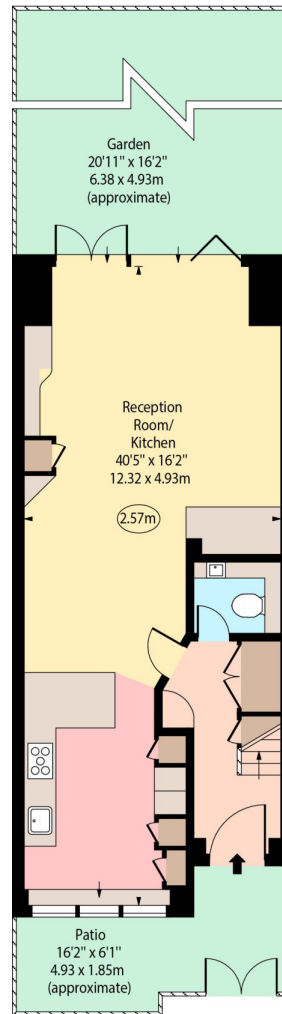




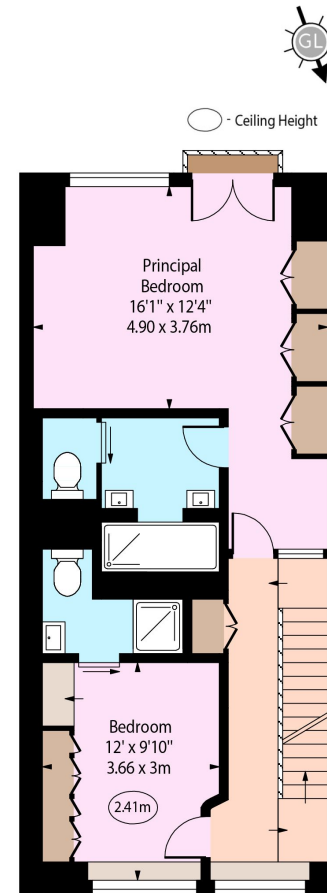
Willow Walk, N1

Approx Gross Internal Area 1878 Sq Ft - 174.47 Sq M
 Approx. Floor Area Including Restricted Heights 1955 Sq Ft - 181.62 Sq M
 (Including Eaves Storage)

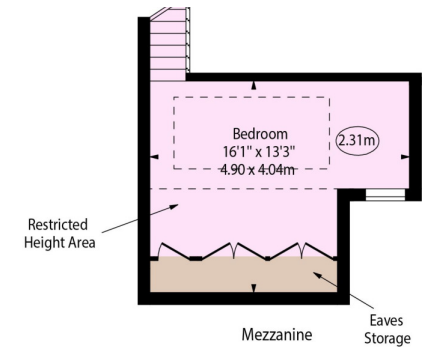
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



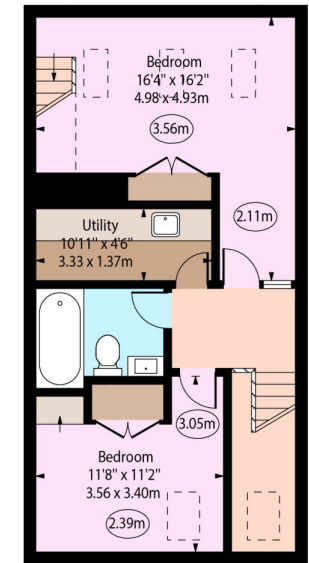
Ground Floor



First Floor



Mezzanine



Second Floor

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
Sophie McCarthy
 +44 20 3657 7343
sophie.mccarthy@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 June 2024. Photographs and videos dated May 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.