



St. Peter's Street, Islington, London **NI**

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# St. Peter's Street, Islington, London N1

This stunning Grade II listed Georgian freehold spans five floors and features a remarkable roof terrace offering breathtaking views of the London skyline.

Situated within the Duncan Terrace/Colebrooke Row conservation area, this property features a spacious entrance hallway leading to a bright kitchen/dining room on the ground floor, adorned with period details and dual aspect allowing light to pour in. Additionally, a convenient W.C. and access to the landscaped 34 ft rear garden are found at raised ground level. The lower floor features two double bedrooms, both benefiting from a newly renovated family bathroom, along with a clever utility room which connects out to the garden.



**Guide price:** £2,950,000

**Tenure:** Available freehold

**Local authority:** London Borough of Islington

**Council tax band:** G









The first floor south-facing reception room is flooded with natural light, with floor to ceiling sash windows directly opposite the stunning architecture of St Peters Church, bookshelves frame a marble fireplace, creating a tranquil space to relax. At the rear of the first floor is a flexible room which could be utilised as a bedroom, currently set up as a music room.

Upstairs, the generous principal bedroom sits at the front of the plan, with a further double bedroom at the rear - both sharing use of a family bathroom on the top floor.

The top floor opens on to the impressive roof terrace, offering unparalleled city vistas, complemented by views of the recently renovated church across the street. Viewing is essential to fully appreciate this remarkable property.







## Location

St Peter's Street is conveniently located for all the amenities of central Islington.

The nearest Underground station can be found at Angel (Northern line - 0.5 miles), which provides quick and easy access to the City via Bank and to King's Cross/St Pancras for high speed rail connections to Europe.

Both Upper Street and Essex Road provide excellent bus routes to the City, the West End and beyond.













# St. Peters Street, N1

Approximate Floor Area = 190.1 sq m / 2046 sq ft  
 Garage = 17.8 sq m / 191 sq ft  
 Total = 207.9 sq m / 2237 sq ft  
 Including Limited Use Area (1.5 sq m / 16 sq ft)



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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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.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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