



## DUNCAN TERRACE

London N1





# A SUBSTANTIAL, GRADE II LISTED TERRACE HOUSE.

A rare opportunity to acquire a substantial, Grade II listed terrace house on Duncan Terrace, NL.



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EPC

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Local Authority: London Borough of Islington

Council Tax band: H

Tenure: Freehold

Guide price: £7,500,000





This Grade II-listed home has undergone an extensive transformation and now provides a little over 5,600 sq ft of beautifully reimagined interior space. In collaboration with local architects Lipton Plant, the owners have created a one-of-a-kind residence where every room has been thoughtfully designed. The result is a striking blend of sophisticated period architecture and imaginative contemporary living — a concept the owners describe as “Mies van der Rohe meets the Brighton Pavilion.”

The original portion of the house begins on the raised ground floor, where an elegant front reception is paired with a charming library overlooking the rear. The reception features bespoke hand-painted wallpaper by artist Alain Frentzel. Also on this level is a remarkable room currently used as a home office, filled with natural light and views across the garden. It enjoys its own private terrace and a broad glazed doorway that opens directly outside.















## DUNCAN TERRACE LONDON N1

On the first floor, another beautifully proportioned reception sits to the front, framed by generous sash windows with leafy views towards the Duncan Terrace gardens. A striking 17th-century fireplace anchors the room. The adjoining space can function as an extension of the reception or, as it is currently arranged, as a bedroom. A discreet door leads from the main reception into a study, and a bathroom completes this floor.

The second floor provides two comfortable double bedrooms and a sizeable family bathroom with ample room for laundry appliances.

The top floor is dedicated to the impressive principal suite, where a lifted ceiling height creates an exceptional sense of openness. A secluded terrace off the bedroom captures sunlight throughout the day and offers spectacular views across the City. The en suite features a roll-top bath along with a separate shower.











A generous entrance hall on the ground level provides practical storage for bicycles, outerwear, and everyday essentials. Stairs lead down to a contemporary kitchen inspired by the work of Japanese architect Fujimori. The adjoining dining room opens directly onto the rear garden, which stretches back toward a separate studio space. This level also includes a self-contained studio apartment at the front, complete with its own kitchen area, shower room, and independent external access. A pantry and guest cloakroom are also located here.

The lower-ground floor houses a remarkable open space currently serving as an art studio, though its scale lends itself to countless possibilities — from a gym to a gallery and beyond.

The property benefits from underfloor heating and double glazing throughout, with internal insulation added to all outward-facing walls during the renovation.

This is a truly exceptional home that needs to be experienced in person to be fully understood. The owners are offering the property with no onward chain.









## LOCATION

The house is situated within the Colebrooke Row and Duncan Terrace conservation area. It benefits from a unique position, quiet due to Duncan Terrace being set back from Colebrook Row and having virtually no traffic due to Islington's low-traffic neighbourhoods and yet a couple of moments from the amenities of Camden Passage and Angel and with close proximity from Upper Street.

Duncan Terrace is a very short distance from Angel Station, and King's Cross station is one stop away on the Northern Line. Camden Passage Market is very close by, with a selection of popular cafes and restaurants. The shopping facilities and restaurants in Angel generally are well-known and wide ranging.

Duncan Terrace is ideal for those seeking easy accessibility into the City. The Regents Canal Path is virtually opposite the house, offering beautiful trips. Even closer to the property, Duncan Terrace Gardens and Colebrook Row Gardens.



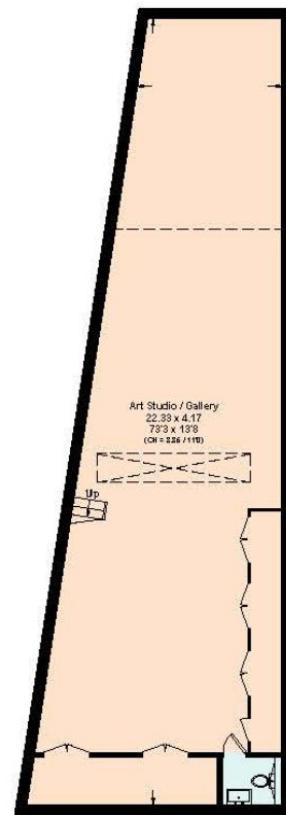








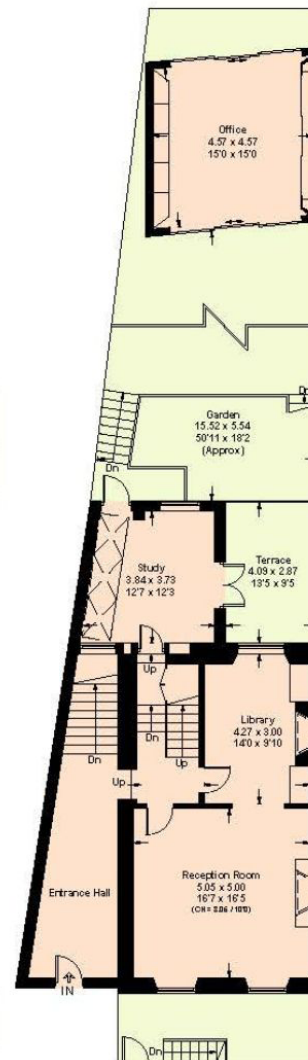




**Basement**



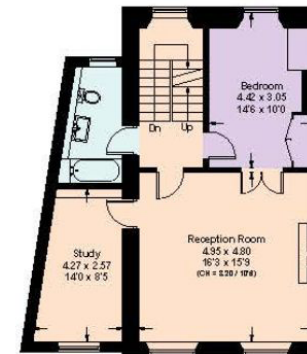
**Lower Ground Floor**



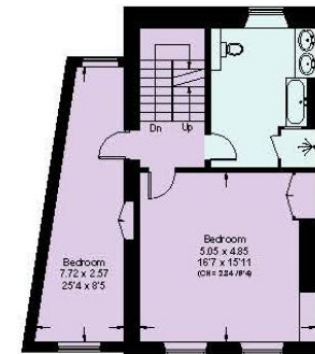
**Ground Floor**



**Third Floor**



**First Floor**



**Second Floor**



(Including Outbuildings/ Limited Use Area)  
(Excluding void)  
Approximate Floor Area = 516.1 sq m / 5556 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





We would be delighted  
to tell you more.

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