



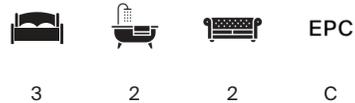
# NOEL ROAD

London N1



# A THREE BEDROOM TOWNHOUSE IN ISLINGTON, NI

Situated on the highly sought-after Noel Road in the heart of Islington, this beautifully arranged four-storey house offers approximately 1,837 sq ft of well-balanced living and entertaining space.



Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide price: £2,600,000

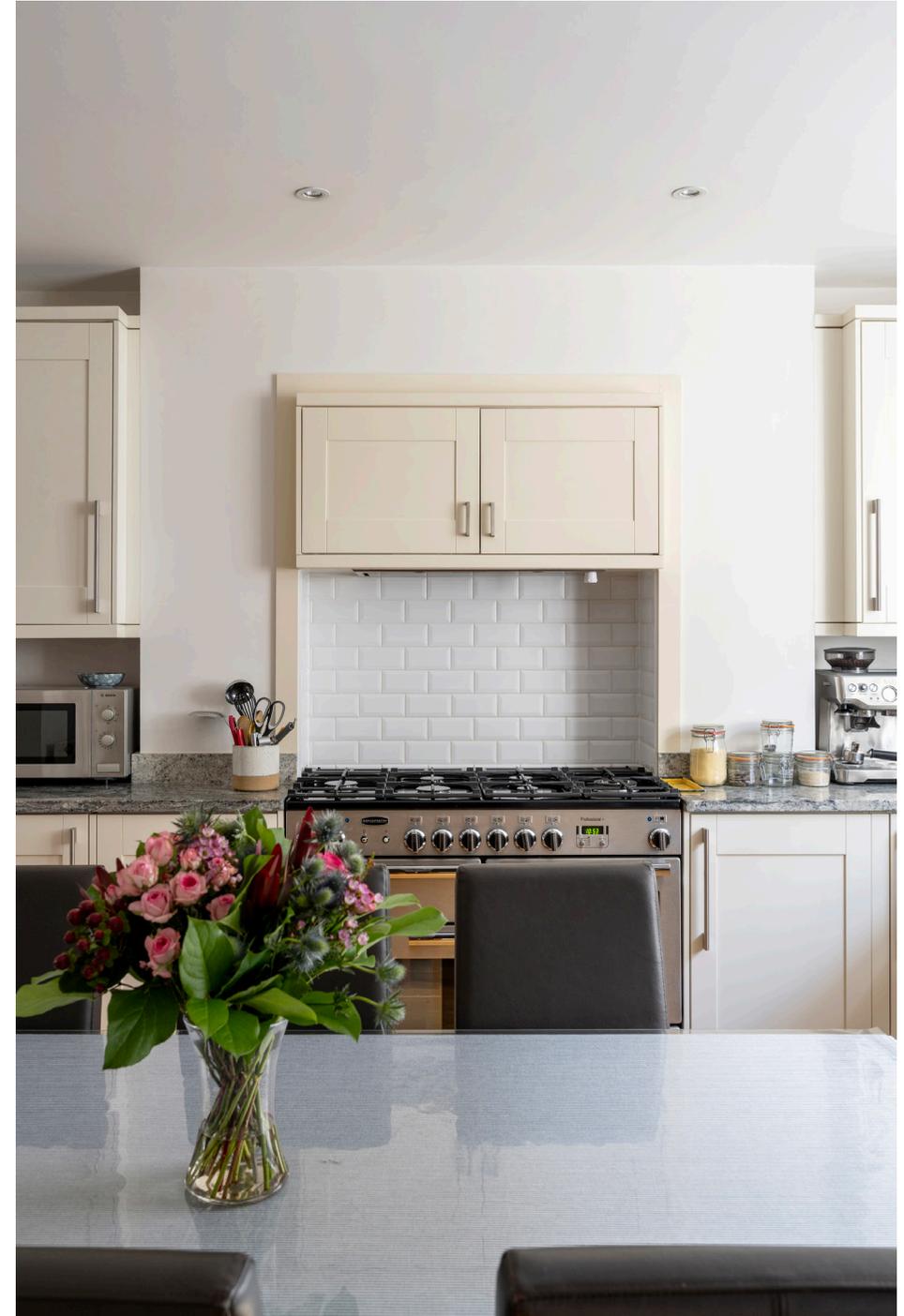


The lower ground floor features a spacious kitchen and dining room, thoughtfully designed to create a sociable and functional hub of the home. With generous proportions and ample storage, it provides the perfect setting for both everyday living and entertaining.

On the raised ground floor, an elegant double reception room spans the full width of the house, offering excellent natural light and a wonderful sense of space. This floor is ideal for formal entertaining as well as relaxed family living.

The first floor is dedicated to a substantial principal bedroom suite with plenty of storage, complete with a large ensuite bathroom.

The top floor comprises two further bedrooms, served by a contemporary family bathroom, making it perfectly suited to family living or guests.









(Including Vault & Limited Use Area)  
 Approximate Gross Internal Area = 175.0 sq m / 1883 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.

**Sebastian Toy**  
+44 20 3657 7348  
sebastian.toy@knightfrank.com

**Knight Frank Islington**  
321-322 Upper Street  
London N1 2XQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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