



Wilton Square, Islington, London **NI**

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# Wilton Square, Islington, London N1

This attractive Grade II listed Victorian house is double fronted and wonderfully located on a pretty Islington square. Set over a wide plot and totalling some 2200 square feet, the owners have refurbished to a very high standard throughout.

You enter the house at the upper ground level, straight into a large double reception room with an open fireplace, stripped wooden floorboards and working shutters. There are stairs up to a second reception space, semi-open with wooden beams allowing natural light to pour through the south-facing windows to the front.



**Guide price:** £2,400,000

**Tenure:** Available freehold

**Local authority:** London Borough of Islington

**Council tax band:** F

Stairs lead down to an office (with a terrace) and a double bedroom with a modern en suite bathroom on the ground floor, and to a large open-plan living space on the lower ground floor.

The open-plan kitchen / dining room is a lovely light-filled space with wall of glazed bifold doors that create a continuous indoor/outdoor space and a garden view. The stylish Shaker-style kitchen has ample storage and worktop space, with a combination of integrated and freestanding appliances and a large central island that accommodates a sink and a breakfast bar. There's also a W/C and utility room on this floor, and three walk-in storage areas that are accessed via the front lightwell. Herringbone pattern flooring, downlighters accent lighting, and smart monochrome décor gives the room a calm and contemporary ambience.











On the first floor are four large bedrooms with the principal bedroom to the front offering two large sash windows, south-facing for lovely natural light. The second and third bedrooms are also doubles, whilst the fourth bedroom on this floor could also make a perfect dressing room as it's located adjacent to the shower room

This is a super house with a predominantly Southerly aspect that benefits from ample natural daylight all year round over all floors.





## Location

Wilton Square is peaceful garden square situated a couple of minutes' walk to the Regent's Canal and just a few minutes more to Rosemary Gardens, Shoreditch Park and the new Britannia Leisure Centre with its three swimming pools and rooftop tennis courts.

Whilst situated on this wonderfully quiet garden square, the property is also within easy reach of the boutiques, bars and restaurants of Upper Street.

Transport links are good. There are four stations within a mile, Essex Road (a 9 minute walk), Haggerston (14 min), Old Street (17 min) and Angel (20 min). If you're a cyclist, you can be in the City in 10 minutes and the West End in 15, or you can follow the towpath to the green spaces of London Fields, Victoria Park and Olympic Park.

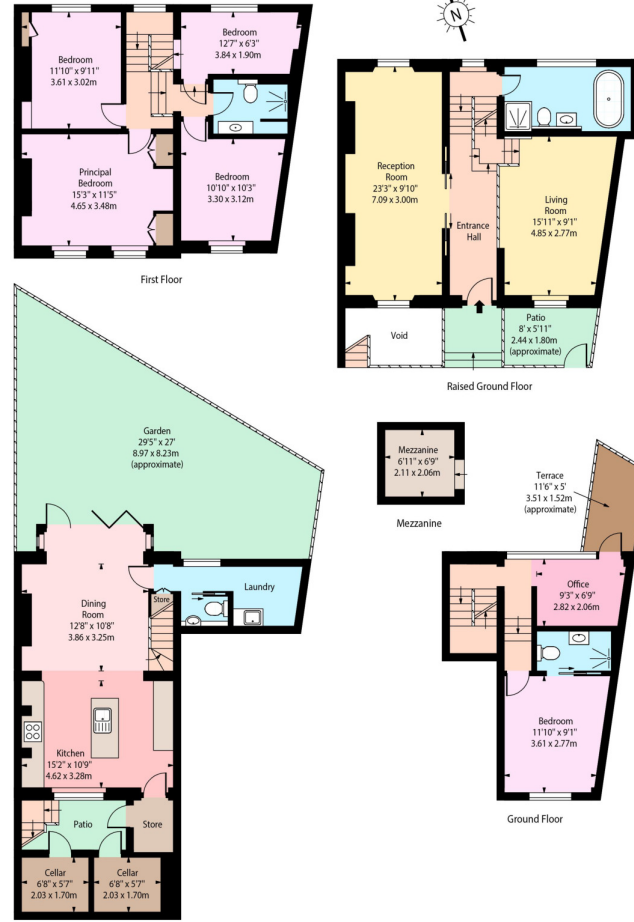








Wilton Square, N1



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.

Approx Gross Internal Area 2104 Sq Ft - 195.46 Sq M (Excluding Cellars)  
Cellars Area 78 Sq Ft - 7.25 Sq M

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