



Duncan Terrace, Islington, London **NI**

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# Duncan Terrace, Islington, London N1

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An exquisite lower ground floor flat located in a prestigious Grade II listed Georgian conversion on the highly sought-after Duncan Terrace, within close proximity to the vibrant Upper Street.

An exterior stairway leads to your private entrance and access to a communal vault for exterior storage (useful for bikes). Upon entry you are greeted with ample storage in the porch area leading to the lounge to your right. To your left, a versatile vaulted area which has been transformed into a charming entertainment room or snug (featuring underfloor heating), perfect for relaxing or hosting guests.



**Guide price:** £1,250,000

**Tenure:** Share of freehold plus leasehold, approximately 953 years remaining

**Service charge:** £3,120 per annum, reviewed annually, next review due 2024

**Local authority:** London Borough of Islington

**Council tax band:** E

As you move through the property, you enter a spacious and bright L-shaped reception room. This area features beautiful wooden flooring, high ceilings, a multi-fuel burner, underfloor heating, and two sash windows with secondary glazing; that flood the space with natural light. Adjacent to the reception room, you will find a separate bathroom and W.C., both finished to an excellent standard with the former being recently renovated. The bathroom is also equipped with underfloor heating and a heated towel rail. Towards the rear of the flat, the sleek, modern galley kitchen is designed for functionality and style. Continuing through the property, the principal bedroom comfortably fits a super king bed and offers fitted wardrobes, providing ample storage, while the second double bedroom is spacious and versatile, suitable as an office too.

From the rear of the flat, you have direct access to a private lower ground patio for outdoor dining or relaxing. This patio leads up to a large, serene south-east facing garden that extends over 70 sq ft, which is shared access with the ground floor flat, offering a tranquil outdoor oasis in the heart of the city. This exceptional property combines period charm with modern living, providing a unique and inviting home.





## Location

Duncan Terrace, originally built in 1830 holds Grade II listing to preserve this much admired and sought after terrace and adjacent gardens. The Regents Canal is located just across the way offering access to Broadway market and Victoria Park, while the western side offers routes to Camden and Regents Park.

Camden Passage is located just around the corner offering a weekly antiques market as well as an impressive choice of independent shops, cafes and restaurants. Angel station (northern line) is only a three-minute walk where a number of bus routes can be taken south towards The City or North towards Highbury and Islington.

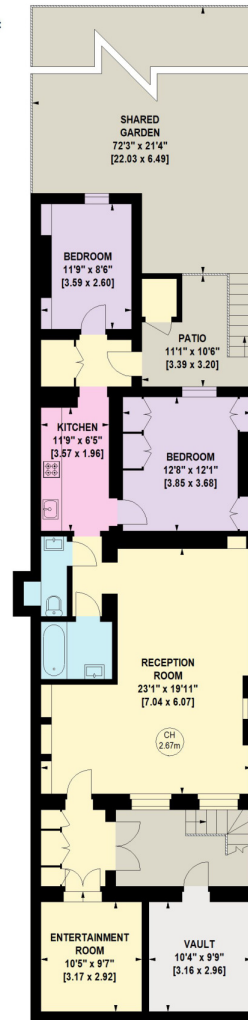


# Duncan Terrace

Approximate Gross Internal Area : 98.29 Sq. metres  
(Excluding Vault) 1058 Sq. feet  
Vault Area 9.57 Sq. metres  
103 Sq. feet

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.

Key :  
CH - Ceiling Height



LOWER GROUND FLOOR

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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 August 2024. Photographs and videos dated August 2024.

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