

A photograph of a two-story brick house. The main entrance features a black door with a silver knocker and a small window, set within a white arched portico. Above the door is a semi-circular window with a decorative leaded glass pattern. To the right of the door is a large white bay window with multiple panes. The house is made of light-colored brick. A black downspout runs vertically on the left side. A yellow ADT security sign is mounted on the wall above the door. To the right, another entrance with a blue door is visible. The sky is blue with some light clouds.

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2 Bedroom Freehold House
£1,200,000

St. Paul's Road, London, N1 2LT

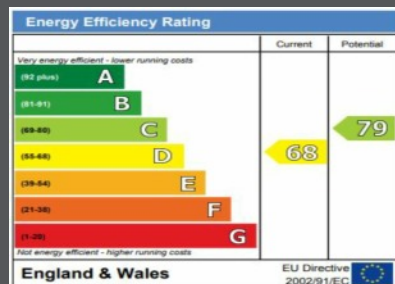
Key Features:

- Freehold House
- Two Double Bedrooms
- Paved Rear Garden
- Open Plan Kitchen / Dining Room
- Planning Permission Granted For Loft Conversion
- Two Fully Tiled Bathrooms
- Renovated To An Exceptional Standard
- Close To Underground Station

Information

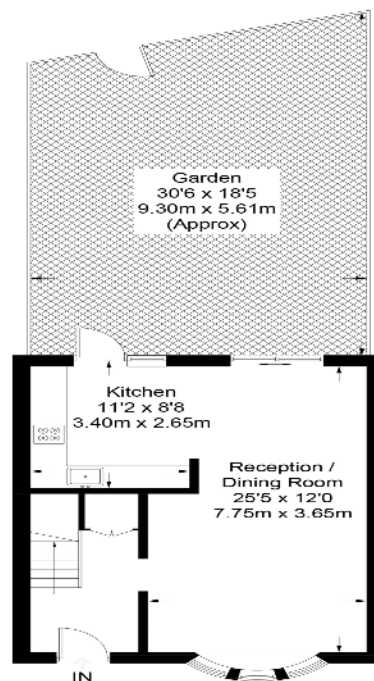
Tenure: Freehold

Council Tax: Band - TBC

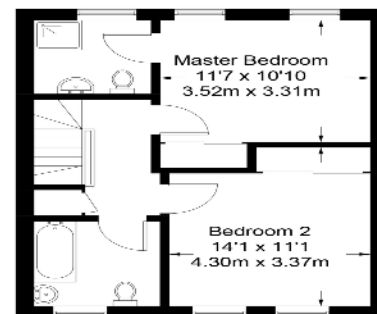


St. Paul's Road

Approximate Gross Internal Area = 939 sq ft / 87.3 sq m



Ground Floor
472 sq ft / 43.9 sq m



First Floor
467 sq ft / 43.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. (ID429195)

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Enviably located in Central Islington moments from Highbury Fields green open spaces, Highbury & Islington Station, Angel and popular New River Walk nature trail; is this exemplary Two Bedroom Georgian Railway Cottage that has been sympathetically restored throughout, combining modern living with characteristic features to offer the ideal family home.

Presented over two floors this stunning example of Georgian Architecture has been completely renovated and affords the owners well-proportioned rooms, high ceilings plus further potential to extend with planning permission granted for loft conversion.

Accessed via a beautiful entrance hall the ground floor reception offers a fabulous entertaining area leading through to the modern, fully fitted kitchen & dining area offering integrated appliances, solid worktops and mainly wood flooring throughout. Ascending to the first floor there are two well-proportioned double bedrooms with luxury en-suite to master and contemporary fully tiled bathroom suite. This idyllic home benefits from a fully landscaped garden with paved patio laid to decorative stone, zonal lighting and featheredge fencing, excellent for entertaining. Further benefits include double glazing, gas central heating and secure allocated parking to the rear.

This exclusive row of terraced cottages divided from the road by mature gardens is perfectly placed for a wealth of amenities, with Upper Street and Dalston High Road just a short walk providing independent coffee shops, organic supermarkets, theatre, wine bars and eateries. St Pauls Road gives access to a number of transport links including Highbury & Islington Underground (Victoria Line), Overground and Great Northern Lines.





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