

# hotblack desiato

ESTATE AGENTS

## HALTON ROAD, N1 2AD

## £2,150,000



Located within the limited catchment area for the highly sought after William Tyndale Primary School is this lovingly maintained 3 / 4 bedroom mid-terrace, Georgian, family home which skilfully blends modern design with original period detail to great effect. This stunning and stylish Grade II Listed house features high ceilings, large sash windows, detailed cornicing, fireplaces and a beautiful, reclaimed oak floor. The whole of the first floor is given to a wonderful master bedroom suite and a 'Jack and Jill' shower room on the top floor services 2 further good sized bedrooms. A well stocked, landscaped rear garden offers privacy and seclusion and has an ingenious phased lighting system making for fantastic additional entertaining space in the summer evenings. A number of other primary and secondary schools are also nearby. A choice of bus, rail and tube networks are within a few minutes' walk and one is spoiled for choice with a plethora of fashionable shops, supermarkets, gastro pubs and restaurants all within strolling distance

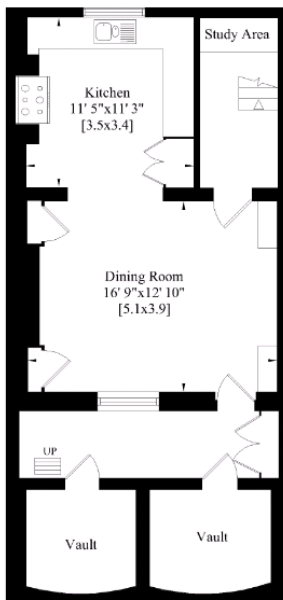
- MID TERRACED HOUSE WITH GARDEN
- THREE/FOUR BEDROOMS
- THROUGH RECEPTION ROOM
- HIGH END FITTED KITCHEN
- DINING/FAMILY/DAY ROOM
- LANDSCAPED MATURE GARDEN
- Freehold
- Council Tax: £2,160.26 (Band G)
- Approx. 1,840 sq ft
- Rental Estimate: £1,300 PW



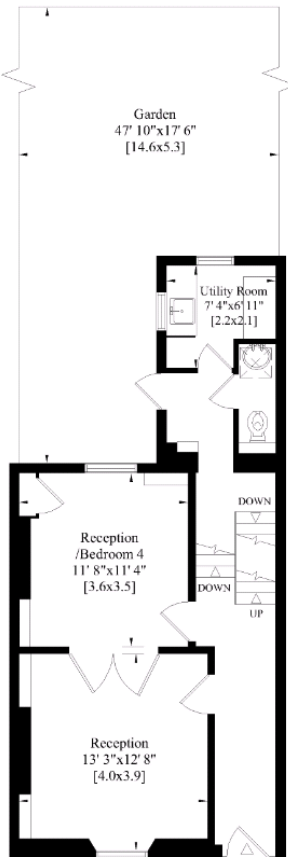
Halton Road N1  
Gross Internal Area:  
171 Sq. metres  
1840 Sq. feet  
Excludes Vaults Storage of  
10 Sq.m - 104 Sq.ft.  
Total - 181 Sq.m - 1944 Sq.ft.



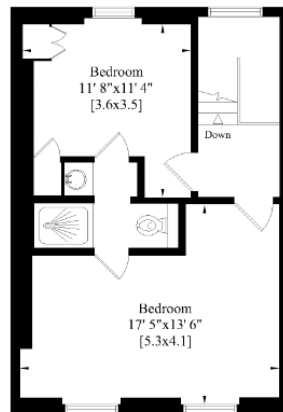
While every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For Measurements purposes only. See us again. © www.cooldorseton.co.uk Email: info@cooldorseton.co.uk Tel: 01947 331040



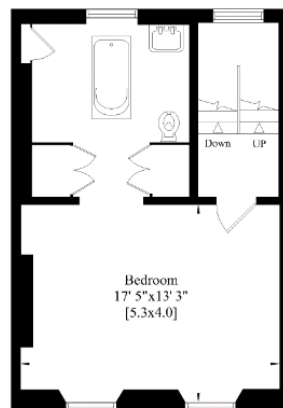
Lower Ground Floor



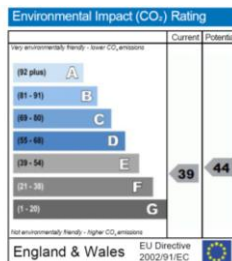
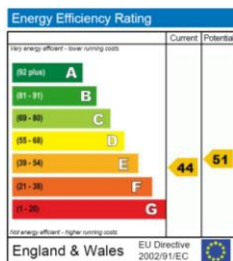
Ground Floor



Second Floor

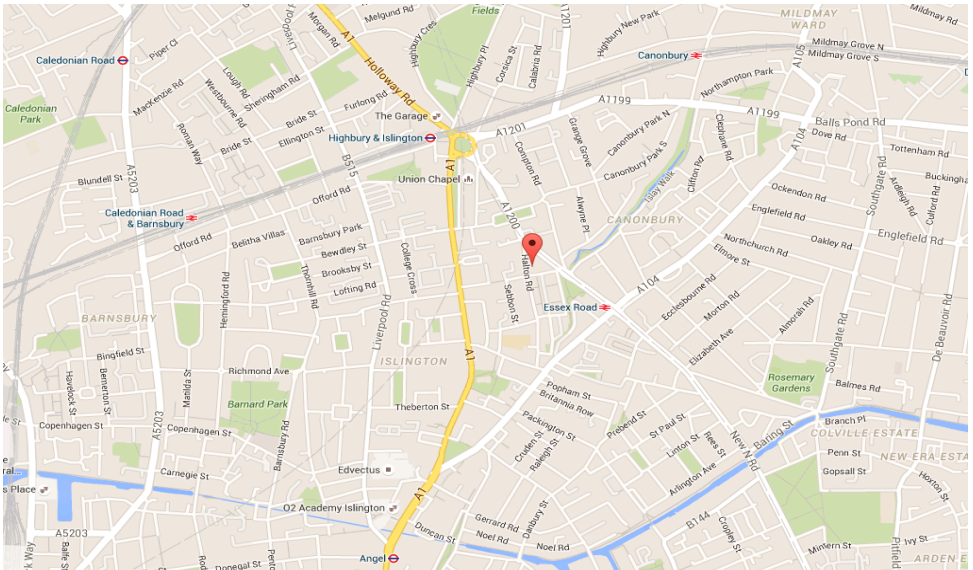


First Floor



## INSIDER'S GUIDE - a perspective from the present owner

My husband and I started our young family in this house, and we've really loved being able to balance our "family" space - and all of the toys that come with that transition! - with some "grown up" space to share with our friends. It's a very flexible house, great for hosting guests and easy for informal entertaining with the toasty kitchen and lovely fireplace forming the heart of the home in winter and a light and breezy garden for friends and their children to gather in summer. Best of all, the unbeatable location: we are three minutes from Islington's Upper Street where the shops and amenities run the full gamut from delicious meals out (good to hang onto date night...!) to spare nappy sacks and light bulbs. I can't think of a better location and it will be missed!



## TRANSPORT LINKS

Essex Road Station (Overground line) is a 5 minute walk away.

Highbury and Islington Station (Overground and Victoria lines) is an 8 minute walk away.

Angel Station (Northern line) is a 15 minute walk away.

Numerous bus routes run nearby, giving easy access to the City and West End.

**Islington Office**  
314 Upper Street  
London N1 2XQ

**Camden Office**  
67 Parkway  
London NW1 7PP

**Highbury Office**  
2 Highbury Park  
London N5 2AB

**Archway Office**  
31 Junction Road  
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