

# hotblack desiato

ESTATE AGENTS

NORTHAMPTON GROVE, N1 2PL

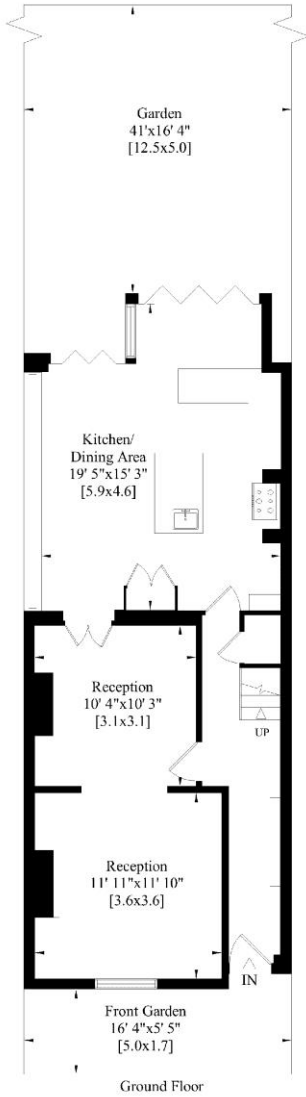
£1,400,000



An exquisite 3 bedroom Victorian house arranged over 2 floors, that has been skillfully and beautifully refurbished and extended to provide an exciting and elegant home. This bright and well-proportioned house features modern design crafted around original period detail and makes use of glass, wood and stone to great effect. The recently extended kitchen provides a wow factor rarely achieved and features a glazed ceiling over the dining area and underfloor heating. Low profile bi-fold doors bring the outside in and open on to a glorious lawned garden. Canonbury overground station is a 7 minute walk away and only one stop from Highbury and Islington and all the delights Upper Street has to offer. One stop in the other direction takes you to trendy Dalston.

- THREE BEDROOMS
- FANTASTIC KITCHEN DINING ROOM
- RECENTLY FITTED BATHROOM
- TIMBER FLOORBOARDS
- PERIOD FEATURES
- UNDERFLOOR HEATING
- Freehold
- Council Tax: £1,872.22 (Band F)
- Approx. 1123sq ft
- Rental Estimate: £700pw

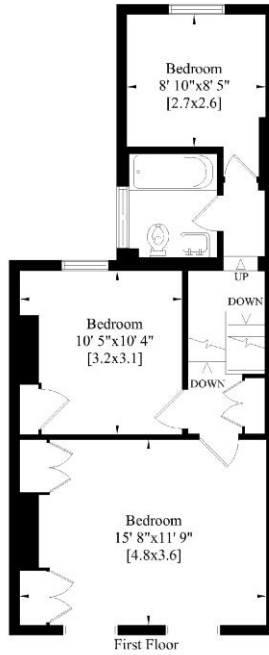




Northampton Grove N1  
 Gross Internal Area:  
 104 Sq. metres  
 1123 Sq. feet

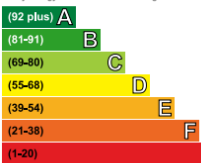


Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identifying purposes only. Not to scale. © www.stylo.co.uk London - Email: info@stylo.co.uk Tel: 07947 319491



### Energy Efficiency Rating

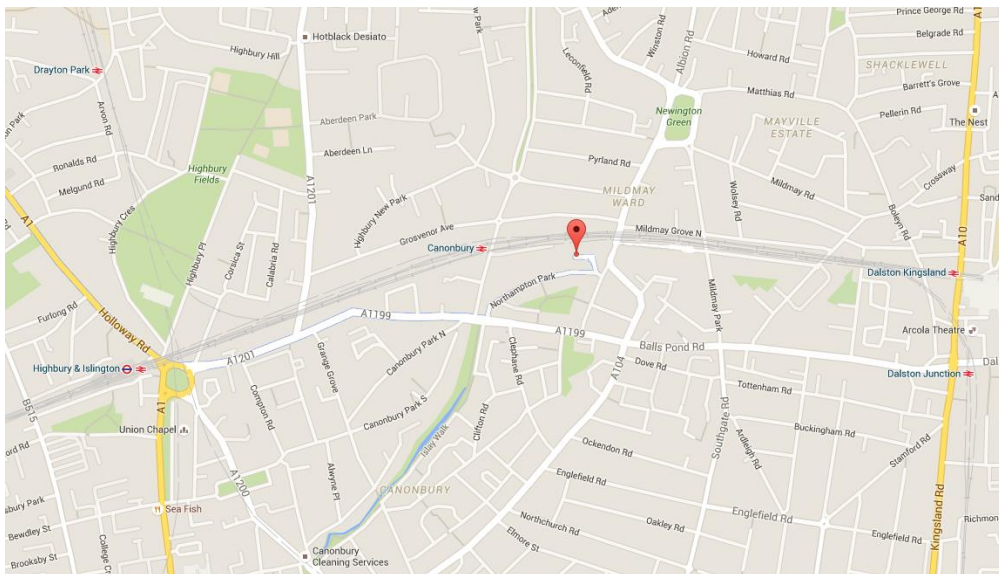
Very energy efficient - lower running costs



Current	Potential
36	85

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

This house in Northampton Grove has offered us so much more than we ever expected when we first fell in love with it on our initial viewing. Aside from the obvious benefits of the location – great transport links, excellent access to the shops and restaurants of Newington Green, Upper Street and Dalston and the plethora of excellent pubs on the doorstep, there are the other elements that really make this house feel so special – the wonderful community of neighbours in this quiet cul-de-sac, the rare luxury of not being overlooked at the back or front of the house and the peacefulness that means you can hear the birds in the garden. We have spent wonderful and happy years here; lovingly making this house our home and we are sure that the next occupants will find many other things of their own to enjoy about it in the future.



## TRANSPORT LINKS

Canonbury (Overground) is a 7 minute walk away. Highbury and Islington (Underground) is a 15 minute walk away. Dalston Junction (Overground) is also a 15 minute walk away. Numerous bus routes run nearby including 236, 30, 38 and 57.

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