

Hamptons

INTERNATIONAL



Gibson Square, London, N1

3  3  3 

£2,850,000

(£2,850,000)

Property details



Key features

- **Fabulous location**
- **Tranquil garden**
- **3 bedrooms**
- **Recently renovated**
- **Large reception room**
- **Period features**

Gibson Square, London, N1

3 🏠 3 📄 3 📧

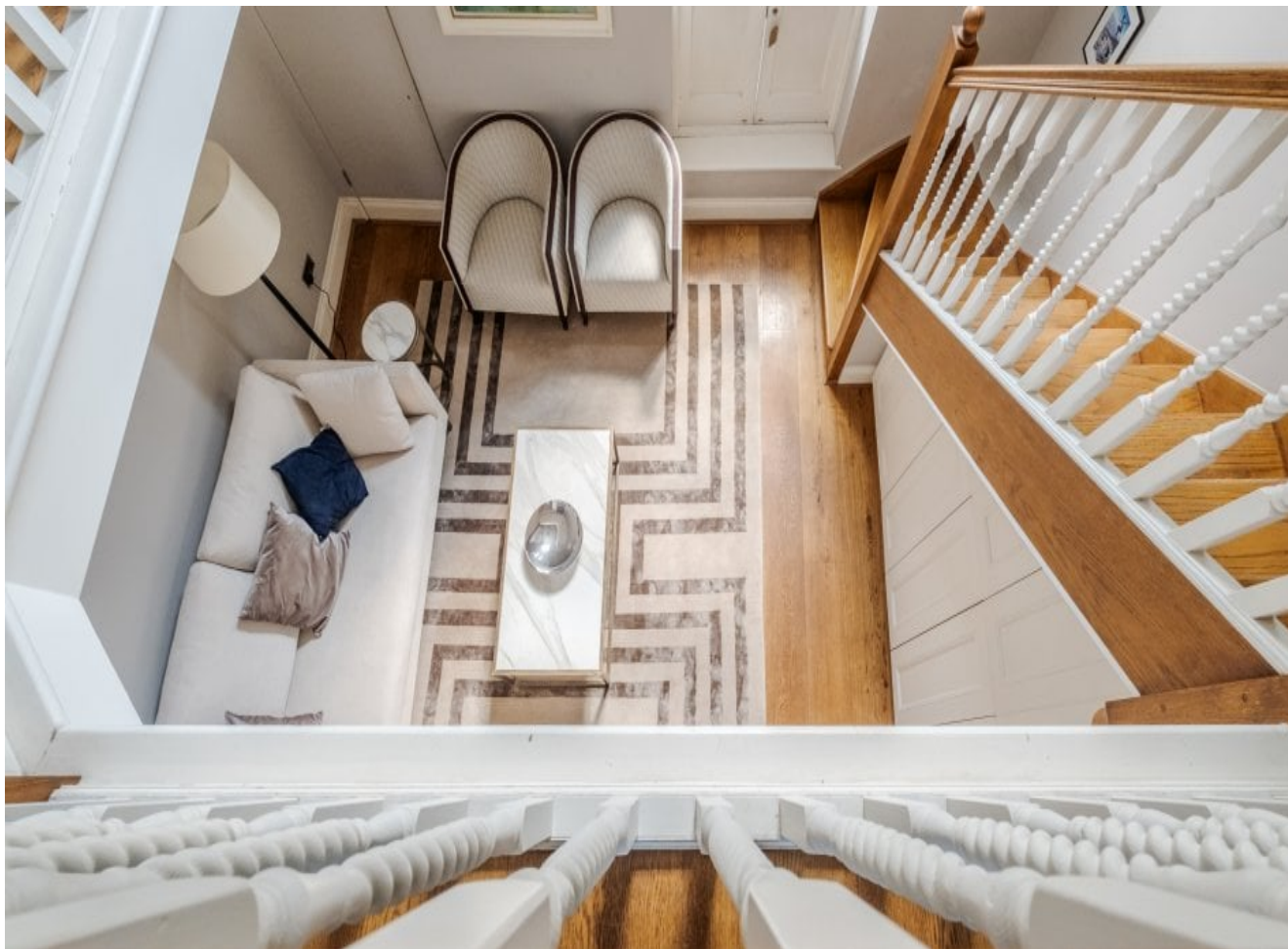
£2,850,000
(£2,850,000)

Description

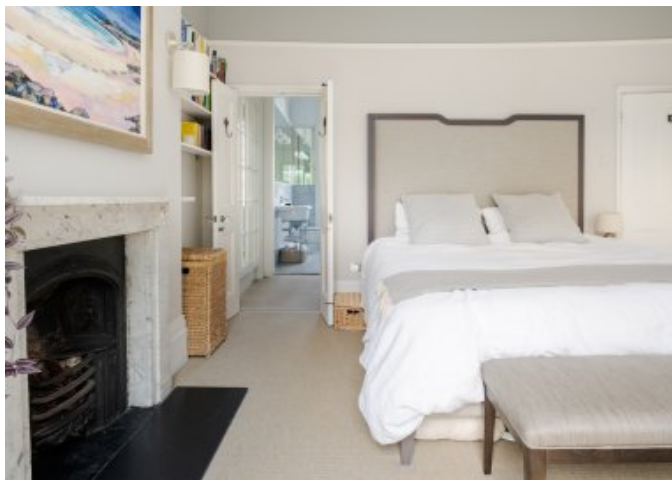
Set within the prestigious and picturesque surroundings of Gibson Square, is a rare opportunity to acquire an exceptional Georgian freehold townhouse in one of Islington's most coveted addresses. This elegant home has been substantially altered and has some incredible features including a winding staircase, landscaped garden and modern touches combining timeless period charm with generous proportions perfectly suited for modern family life. Behind its handsome brick façade and tall sash windows lies a series of light-filled rooms with original features, including decorative cornicing, fireplaces, and high ceilings, all carefully preserved to reflect the building's early 19th-century heritage. Upon entry you are greeted by a very unique winding staircase which floods both living spaces with natural light and period charm. There is one reception room on the raised ground floor overlooking the landscaped garden. The lower ground floor flows effortlessly, there is an additional more relaxed living area with access to the front patio and storage vaults, a dining area, fitted with sleek cabinetry, which naturally flows through to kitchen. The kitchen area is filled with natural light through the sliding 'sunroof style' sky light. It also features a bespoke Roundhouse branded kitchen, and access to a tranquil patio through bi-folding doors. Through one of the kitchen cupboards is a cleverly positioned utility room and WC. Both the formal and informal living spaces are ideal for intimate gatherings and large-scale entertaining. The first floor solely houses the principle suite, with a picturesque south facing bedroom and large Georgian windows overlooking Gibson Square. A dressing room with fitted storage space and a large double bathroom. The upper levels provide 2 other well-appointed bedrooms, and a bathroom. Outside, the low maintenance garden has been thoughtfully designed to provide access from the kitchen on the lower ground floor, and also the raised ground floor hallway. Both garden areas are linked together with a sympathetic winding staircase and railings. Situation Gibson Square is a Georgian garden square in the centre of Islington, peaceful yet convenient for the theatres, award winning restaurants and unique shops. It sits behind Islington Square with Third Space gym, Odeon Luxe Cinema and Maggie & Rose Nursery. Angel Underground Station is within 0.3 miles and Highbury & Islington a mere 0.4 miles, simply a truly enviable location. Property Ref Number: HAM-60209















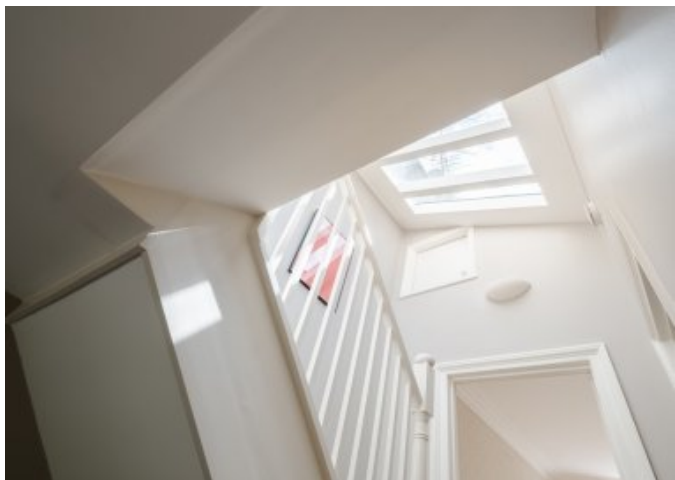




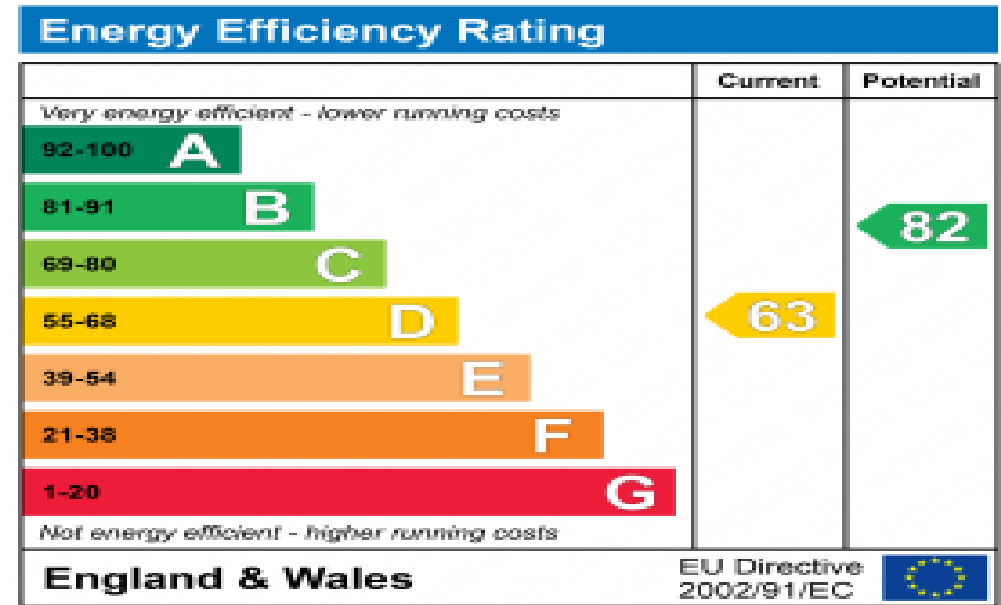












Floor plan

VIEW OUR REQUIREMENTS

Approximate Gross Internal Area (excluding reduced headroom / External Patio)

Lower Ground floor = 739 sq. ft. (68.7 sq. m.)

Raised Ground floor = 330 sq. ft. (30.7 sq. m.)

First floor = 423 sq. ft. (39.3 sq. m.)

Second floor = 423 sq. ft. (39.3 sq. m.)

Third floor = 31 sq. ft. (2.9 sq. m.)

External Store = 35 sq. ft. (3.3 sq. m.)

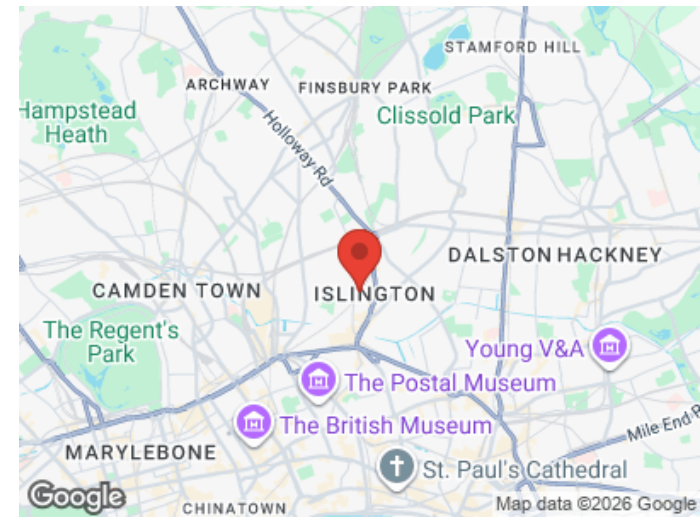
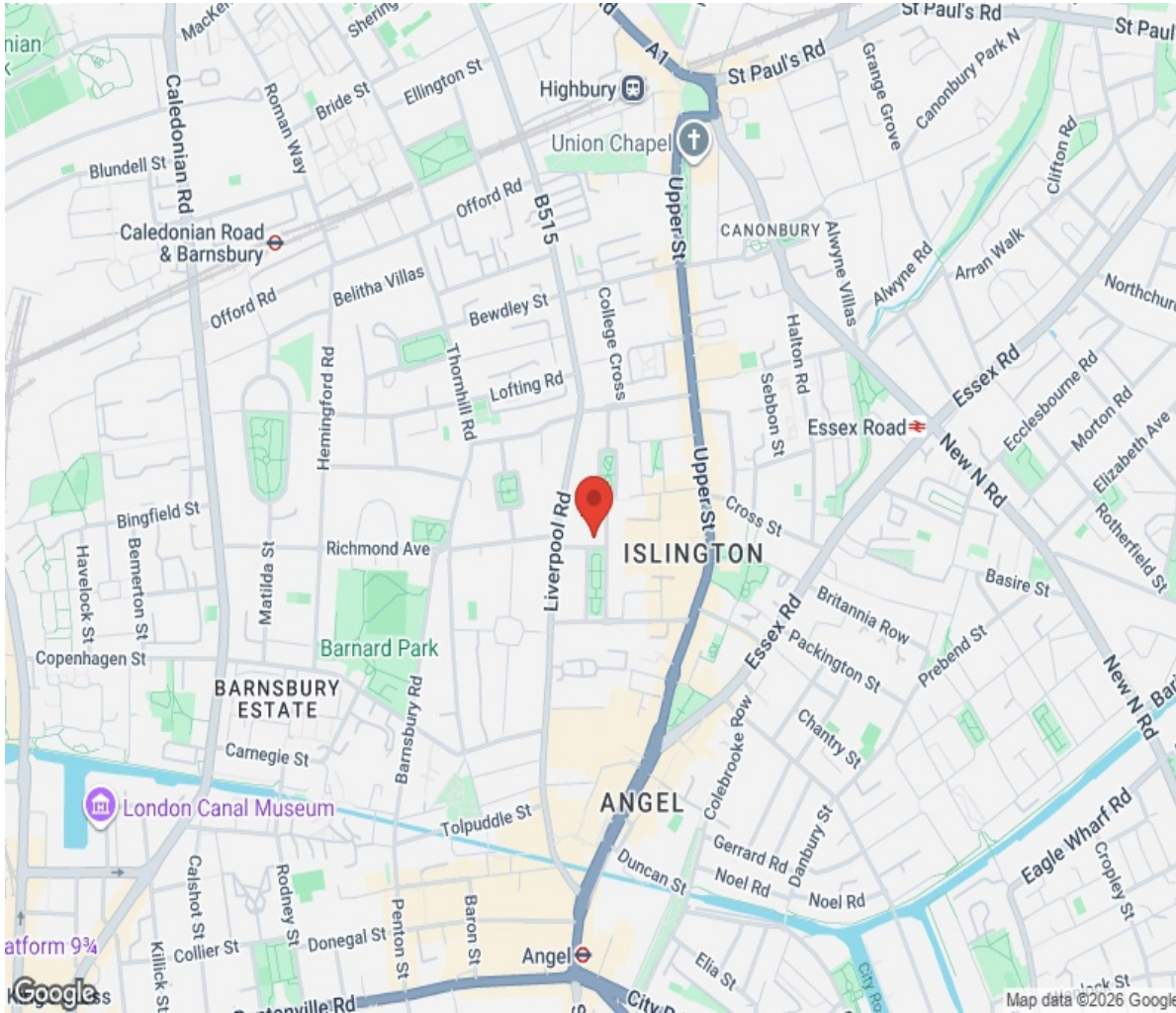
Reduced headroom = 40 sq. ft. (3.7 sq. m.)

Total = 2021 sq. ft. (187.9 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and floor openings are approximate. All fit every corner to follow in the perspective of this plan, please check all dimensions, doors and complete fittings before making any decisions upon them.

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com