

Hamptons

INTERNATIONAL



Noel Road, London, N1

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GUIDE PRICE

£2,250,000

(£2,250,000)

Property details



Key features

- **Fabulous home backing onto the ca**
- **Beautiful double reception room wi**
- **Well maintained garden**
- **Large kitchen Dining room**
- **Three double bedrooms**

Noel Road, London, N1

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GUIDE PRICE

£2,250,000

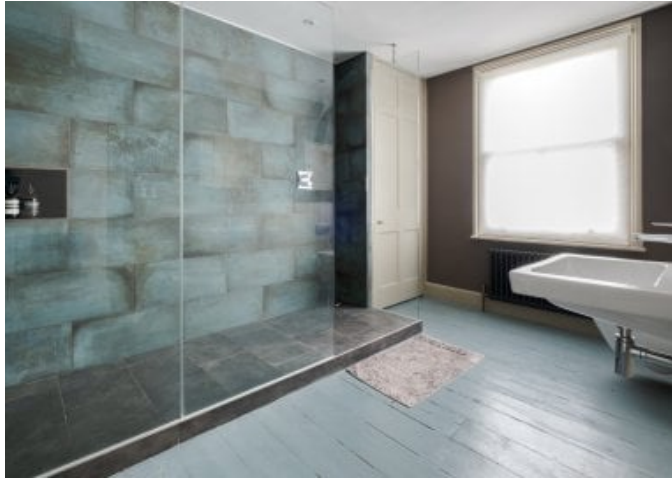
(£2,250,000)

Description

A beautifully renovated four-bedroom home on Noel Road, arranged over four floors with canal views, generous living spaces, and a landscaped garden. Set on Noel Road in the heart of Islington, this exceptional home has been thoughtfully renovated by the current owner. It blends period character with stylish modern finishes including having a new roof. Enjoying a rare canal-side position, the property extends over four floors and provides a versatile layout with generous proportions throughout. The raised ground floor welcomes you with a double reception room featuring a gas "log-effect" burner, wooden floors, and a striking arched sash window. This floor also offers a contemporary shower room and direct access to the landscaped garden, which enjoys an open aspect backing onto the canal. On the lower ground floor, a bespoke "Drew Williams" kitchen and reception space provides the perfect setting for both everyday living and entertaining. The kitchen is complemented by exquisite oak flooring and underfloor heating, a working fireplace, a utility room, and vault storage. The first floor is arranged with a spacious principal bedroom complete with sash windows and period detail. A large family shower room serves this level. The top floor comprises two well-proportioned double bedrooms and a further bathroom, creating excellent accommodation for family and guests alike. This impressive property offers a rare opportunity to acquire a recently renovated and stylish canal-side home with a superb balance of character and contemporary comfort, all within easy reach of Upper Street and excellent local transport links. Situation Noel Road is set within a Conservation Area, just by the Regents Canal, the green open space of Duncan Terrace gardens, and mere moments from Angel underground station making for effortless travel across the capital, Kings Cross is positioned within 1 mile and so international connections are equally simple. The City is accessible by bike or tube and there are ample bus routes available. In terms of amenities, Camden Passage offers an array of independent offerings as well as a regular antiques market, more commercial offerings are available via Upper Street. Third Space and Virgin Active provide fantastic wellness options locally while restaurants such as Fredericks are local favourites to dine. Islington is blessed with ample well rated state schooling options both primary and secondary, and Senior Canonbury, part of the North Bridge House schooling group, provide a public schooling option. Property Ref Number: HAM-60299















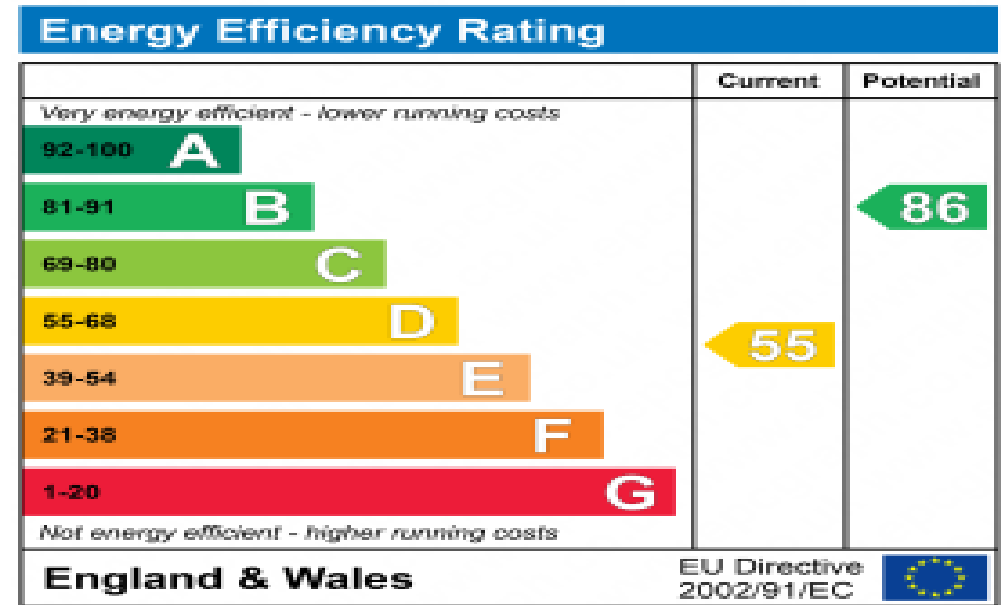












Floor plan

AREA SUMMARY

Approximate Gross Internal Area (excluding reduced headroom)

Lower Ground Floor = 433 sq. ft. (40.2 sq. m.)

Ground floor = 442 sq. ft. (41.1 sq. m.)

First floor = 411 sq. ft. (38.2 sq. m.)

Second floor = 333 sq. ft. (30.9 sq. m.)

Vault & Reduced headroom = 57 sq. ft. (5.3 sq. m.)

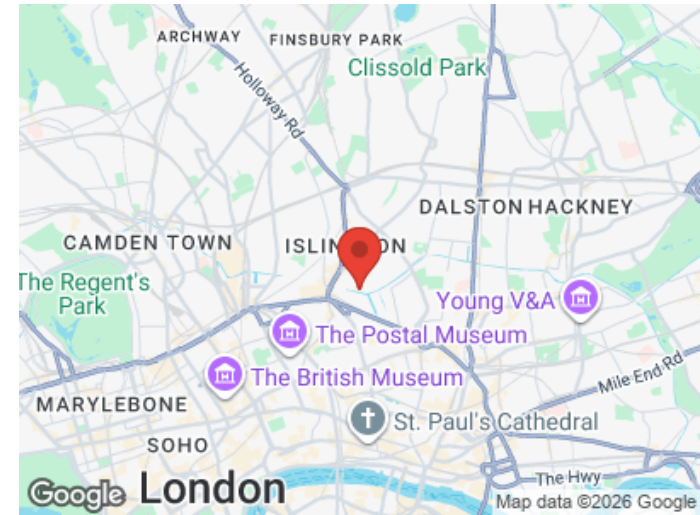
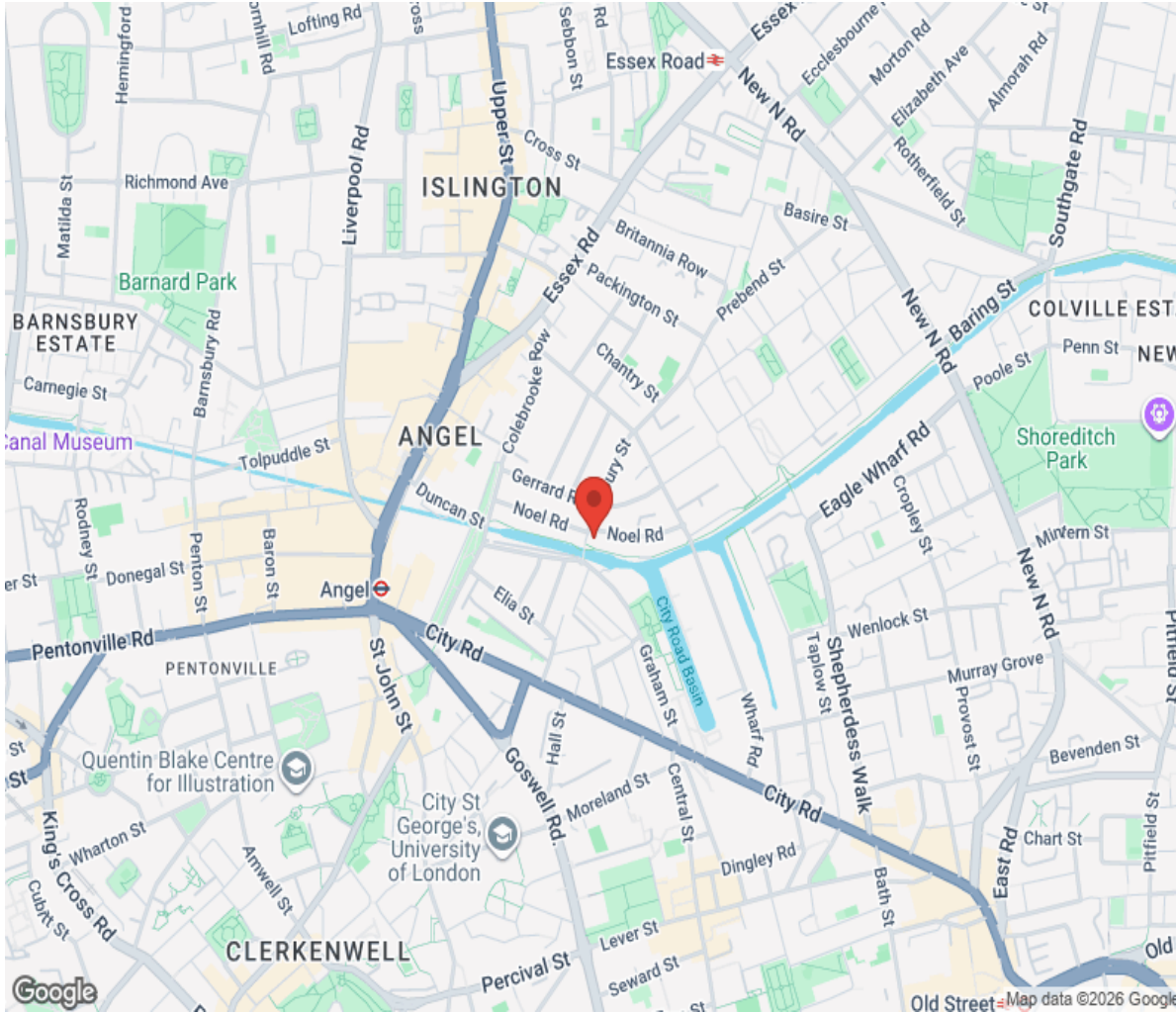
Reduced headroom = 27 sq. ft. (2.5 sq. m.)

Total = 1703 sq. ft. (158.2 sq. m.)



This plan is for layout guidance only. No dimensions are to be relied upon. Windows and floor openings are approximate. All fit every room to allow in the preparation of this plan, please check all dimensions, doors and window openings before making any decisions about your plans.

Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com