



£800,000
St Peters Street
London, N1 8JT

A uniquely quirky and characterful property situated on the picturesque St. Peter's Street, N1, offering generous and flexible living across 1,115 sq. ft.

The property features , one-bedroom, two versatile office spaces and two open-plan living room/kitchen areas, making it ideal for those seeking creative or adaptable living arrangements. The main floor features a spacious double bedroom overlooking the rear garden, an open-plan living room with kitchen, a family bathroom, and a separate WC with access to the garden.

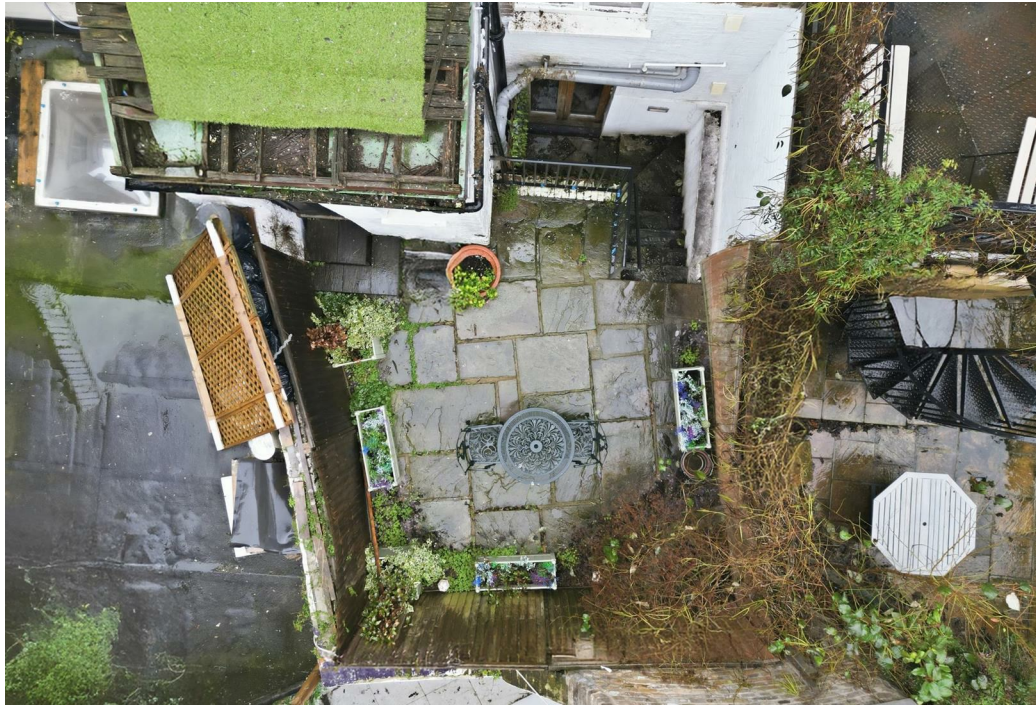
The lower ground floor provides a second open-plan living room/kitchen with direct access to a private patio and stairs leading to the garden. You'll also find two office rooms—currently used as bedrooms—and an additional family bathroom, perfect for accommodating guests or working from home in peace.

Nestled among some of Islington's most sought-after streets, this home is ideally positioned close to a fantastic selection of restaurants, shops, and bars. Excellent transport links include Angel station (Northern Line), with Highbury & Islington also nearby. A range of bus routes ensures seamless travel to the City and West End.

Tenure: Freehold

Council Tax: Band F





St. Peter's Street, N1 8JT

Approx Gross Internal Area = 103.6 sq m / 1115 sq ft

Restricted head height = 0.8 sq m / 9 sq ft

Total = 104.4 sq m / 1124 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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