



CLOUDESLEY STREET, ISLINGTON, N1

4 BED HOUSE - TERRACED

£6,000

An attractive period house arranged over 4 floors. The rooms are both light and airy and have period features. The property is maintained to the highest standard and has fine fixtures and fittings throughout.

The lower ground floor comprises a fitted kitchen and dining room, as well as a conservatory at the rear with double doors leading out into the sunny west-facing garden. The double-aspect drawing room occupies the ground floor, with the bedrooms and the main bathroom on the upper two floors. There is also a shower room situated off the half landing at the end of the entrance hall.

Cloudesley Road is a highly sought after road in the heart of Barnsbury. Located close to Upper Street's plethora of bars, shops and restaurants with both Angel and Highbury & Islington tube stations within easy walking distance.

Hemmingfords



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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