



Charlton Place, London

NI



*Beyond your expectations*

# A stunning home in the heart of Angel

**Hamptons International**

97-99 Upper Street, Islington, London, N1 0NP

Sales: 020 7226 4688

islington@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Newly renovated | 2 bedrooms | 2 bathrooms (1 en suite) | wooden floors | high ceilings | set over two floors | wonderfully light throughout | bespoke bathroom | vault storage areas | dressing room | central Angel location | courtyard | 125 years on lease from July 2006 | Service Charge £358 P.A.

**Offers in excess of £1,200,000 Leasehold**

## Description

A beautifully renovated home in an enviable location just moments from Camden passage and Angel underground. Set over two floors this spectacular home has been the subject of a meticulous renovation. Entering through its own front door you'll be welcomed by a bright wide open plan living area. A large window to the front overlooks the beautiful houses on Charlton Place. This room benefits from high ceilings, wooden floors and a fireplace. The fitted kitchen with dining area compliments this living space with lots of workspace, storage and integral appliances. There is a guest WC at the rear of the property and an additional entrance door to the side. On the lower ground are two bedrooms. The master bedroom lies benefits from a fireplace and also boasts an ingenious use of the vaults, one fitted with a bespoke bathroom suite and the other a walk in wardrobe. The second bedroom benefits from double doors into a two storey vaulted courtyard with a retractable glass roof for fresh air making it a very unique inside - outside space. There is a bathroom to the rear with a wet room walk in shower and a separate large soaking bath. Two further vaults are on this floor, one used as a storage area and the other a study.

## Location

Charlton Place is located in an enviable spot close to the famous cobbled streets of Camden Passage. A traditional antique market also boasting independent boutiques, cafes and restaurants. More commercial shops can be found a stones throw from here on Upper Street. The

Regents Canal and Angel Station are 0.2 miles away.

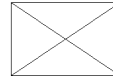


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	48
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# CHARLTON PLACE



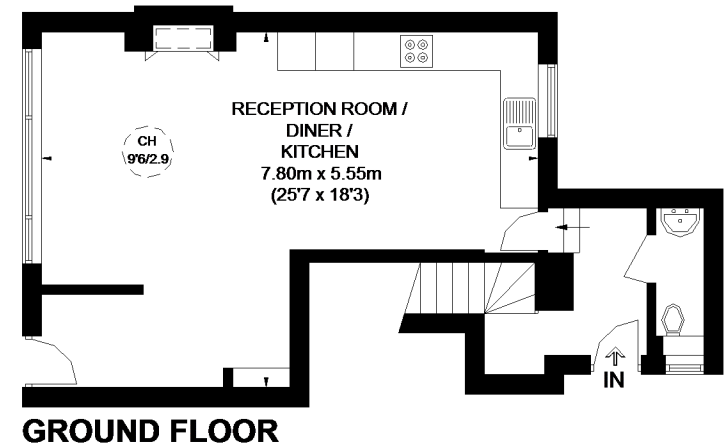
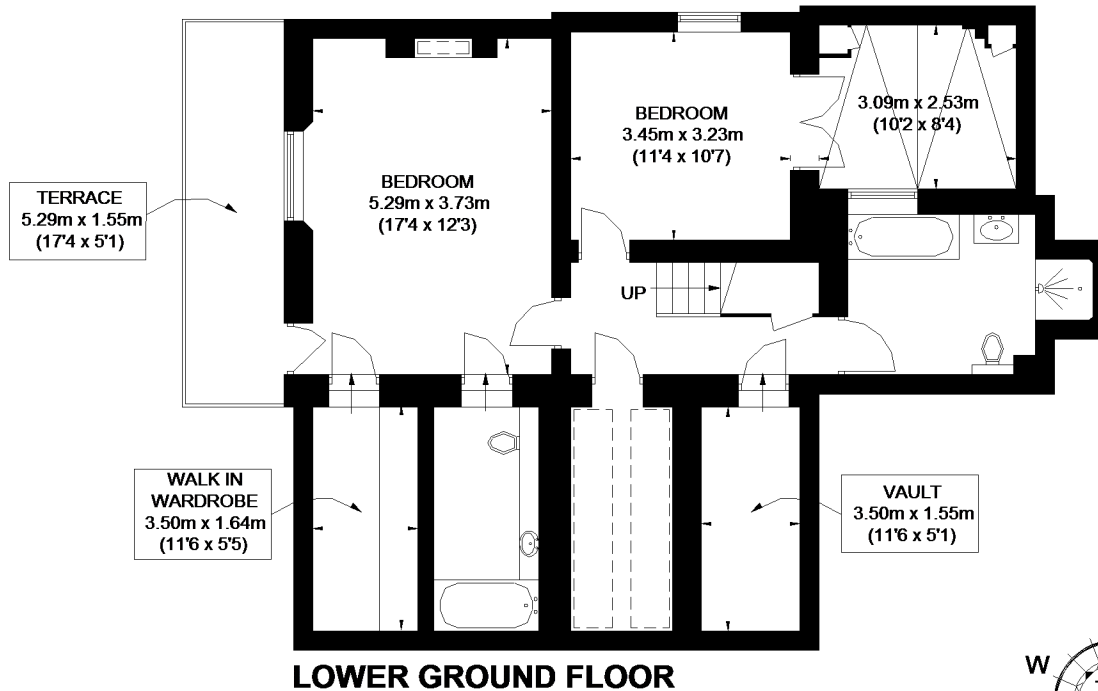
= REDUCED HEADROOM BELOW 1.5M / 5'0



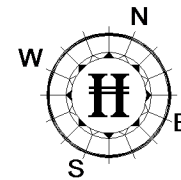
= SKYLIGHT / ROOF WINDOW



= CEILING HEIGHT



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
LOWER GROUND FLOOR = 851 SQ. FT. (79.1 SQ. M.)  
GROUND FLOOR = 469 SQ. FT. (43.6 SQ. M.)  
VAULT = 60 SQ. FT. (5.6 SQ. M.)  
REDUCED HEADROOM  
55 SQ. FT. (5.1 SQ. M.)  
TOTAL = 1435 SQ. FT. (133.4 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID367695)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



