



Prebend Street, London

N1

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Stunning home with south facing garden & roof terrace

## EPC:E

**Hamptons International**

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

Period features | 3 bedrooms | 2 reception rooms | 2 bathrooms | south facing garden | roof terrace | beautiful kitchen | planning permission to extend

**Offers in excess of £1,595,000 Freehold**

### Description

A beautiful 3 bedroom period home situated within the highly sought after Arlington conservation area. The accommodation is arranged over four wonderfully light floors featuring wooden flooring and period features.

A beautiful reception room lies on the raised ground floor with high ceilings, polished wooden floors and two fireplaces.

On the lower ground floor is an open plan kitchen/dining room which gives access to the rear garden. This room benefits from a lovely Shaker style wooden kitchen with stone and wooden work surfaces.

On the first floor are two well proportioned bedrooms and a family bathroom.

Located on the top floor is a stunning bedroom with en suite which boasts its own wonderful roof terrace.

Planning permission has recently been granted for a single storey rear conservatory extension

### Location

Situated in a prime location being in close proximity of the vast array of shops, restaurants and transport links of Angel, Upper Street and Old Street.

Essex Road (National rail) 0.3 mi

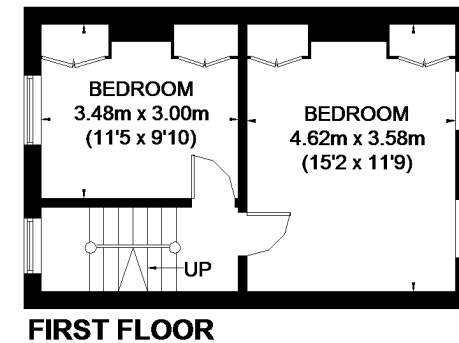
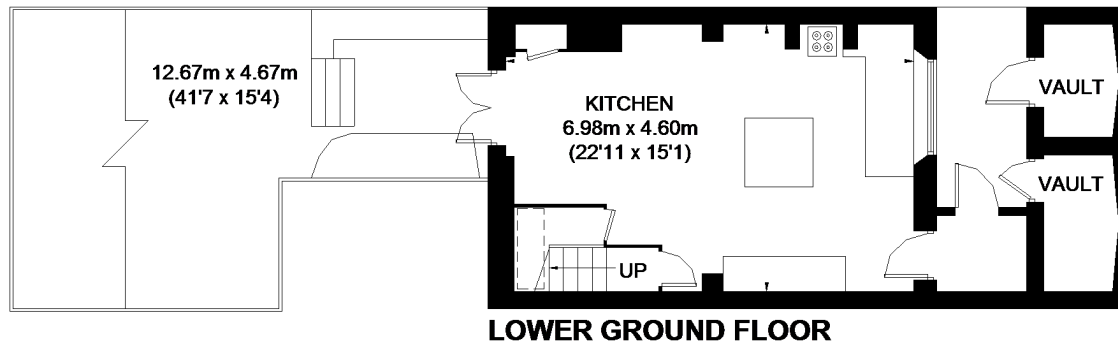
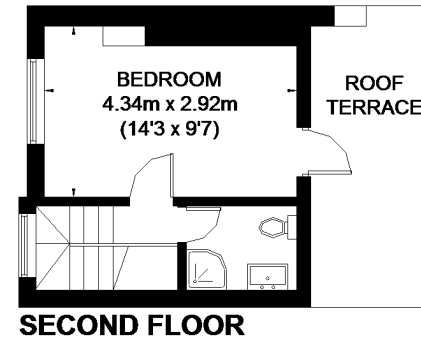
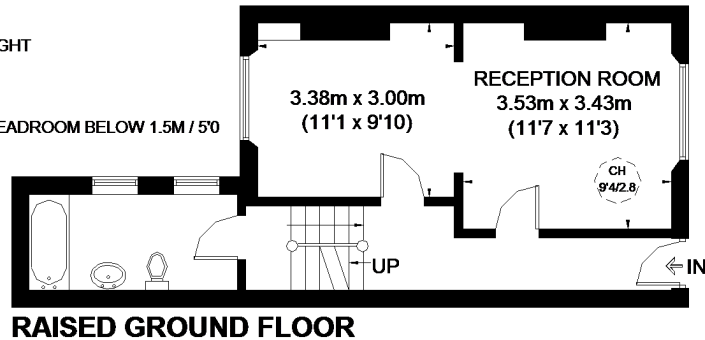
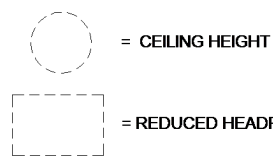
Angel (Northern line) 0.4 mi

Highbury & Islington (Overground, Victoria line & National Rail) 0.7 mi



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>	50	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# PREBEND STREET



**APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)**  
 LOWER GROUND FLOOR = 370 SQ. FT. (34.4 SQ. M.)  
 RAISED GROUND FLOOR = 430 SQ. FT. (40 SQ. M.)  
 FIRST FLOOR = 354 SQ. FT. (32.9 SQ. M.)  
 SECOND FLOOR = 216 SQ. FT. (20.1 SQ. M.)  
 VAULT = 64 SQ. FT. (6 SQ. M.)  
 REDUCED HEADROOM = 6 SQ. FT. (0.6 SQ. M.)  
 TOTAL = 1440 SQ. FT. (134 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 (ID278670)

**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.



