



Queens Head Street, London, N1
8NG

Asking Price: £1,395,000 Freehold

2 Total Bedrooms | 1 Reception Room | 2 Bathrooms

Situated on a quiet cul-de-sac in the heart of Angel, just moments from Upper Street, Essex Road, and Islington Green, this attractive early Victorian house offers well-proportioned accommodation across three floors. The property features a standout kitchen and dining room at the core of the home, along with excellent potential to extend (STPP).

- Nestled on a tranquil cul-de-sac in Angel
- Attractive early Victorian house arranged over three floors
- Retained period features
- Private rear garden illustrating the footprint of the rear return
- Scope to extend and enhance



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To the rear, the private garden provides a secluded outdoor space ideal for seating, planting and outdoor dining. It works as a natural extension of the lower ground floor and also offers further potential to extend the accommodation, subject to the necessary consents.

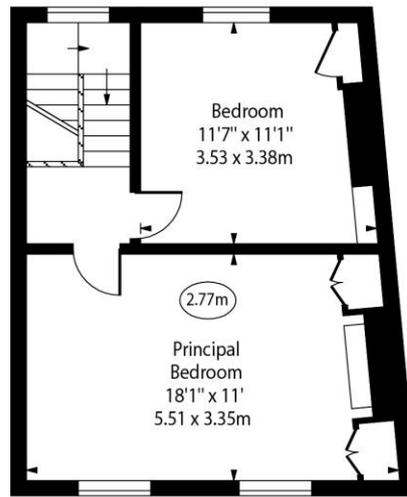
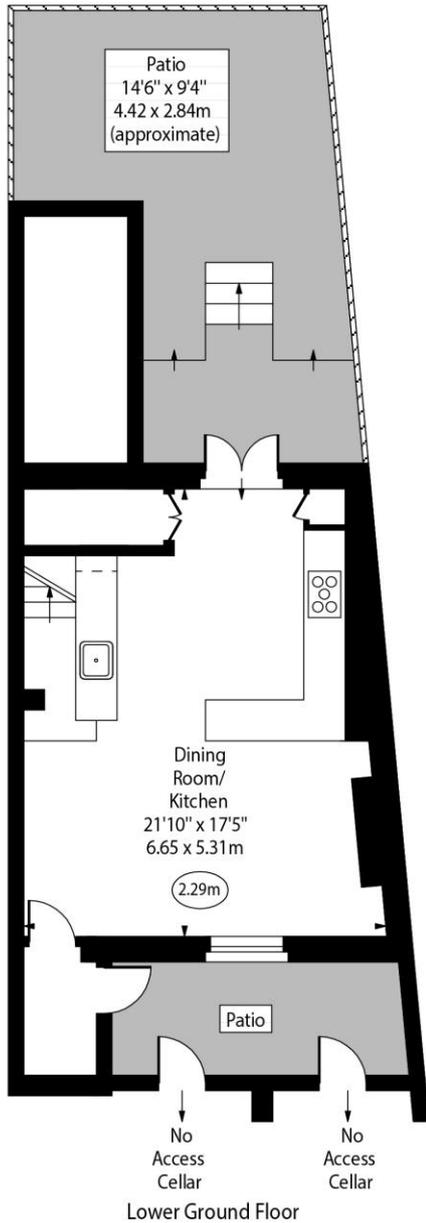
Queens Head Street enjoys an enviable Angel location, tucked away from through traffic while remaining moments from the cafés, shops and restaurants of Upper Street and the village atmosphere of Islington Green. Regent's Canal and Camden Passage are also close by, providing excellent leisure and shopping options.



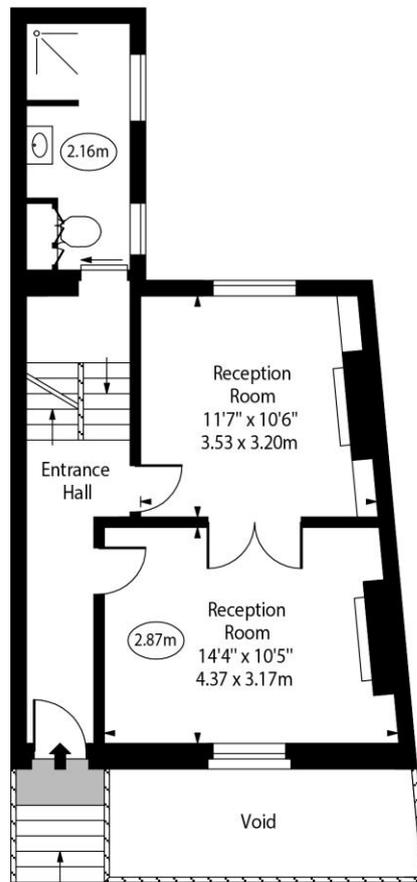
Queens Head Street, N1



○ - Ceiling Height



First Floor



Raised Ground Floor

Approx Gross Internal Area 1190 Sq Ft - 110.55 Sq M
(Excluding Cellars)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		