



Elia Street, London, N1 8DE

Asking Price: £1,600,000 Freehold

4 Total Bedrooms | 2 Reception Rooms | 2 Bathrooms

We are pleased to offer for sale this rarely available four bedroom property which is situated in the heart of Islington. This property is currently arranged as two flats and can be let out as two properties or turned into a striking, contemporary family home.

- Freehold
- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- EPC Rating D (62/79)
- Council Tax Band E
- Garden
- Resident Parking

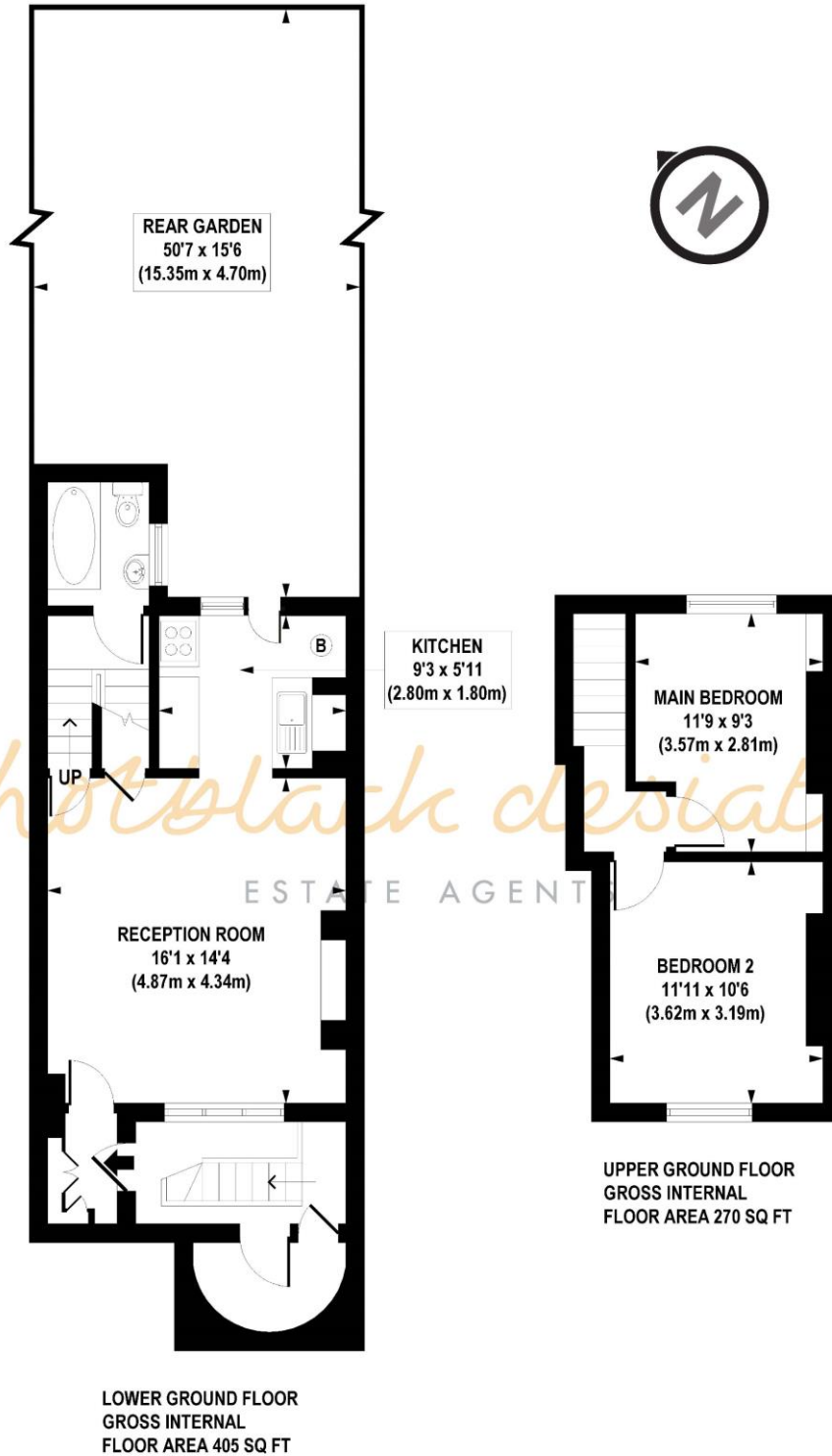


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The property currently consists of two reception rooms, four bedrooms, two kitchens and two bathrooms arranged over four floors with access to a private garden from the lower ground floor. The property is sold under one title and offers huge potential (STPP) for any purchaser.

Elia Street is a much sought after quiet residential street situated within the Duncan Terrace/ Colebrooke Row Conservation area. The nearest underground station is Angel, within 0.2 miles, providing excellent transport connections across London. The property is within easy reach of all the amenities of Upper Street with its superb array of shops, bars and restaurants. Regents Canal is behind the property.

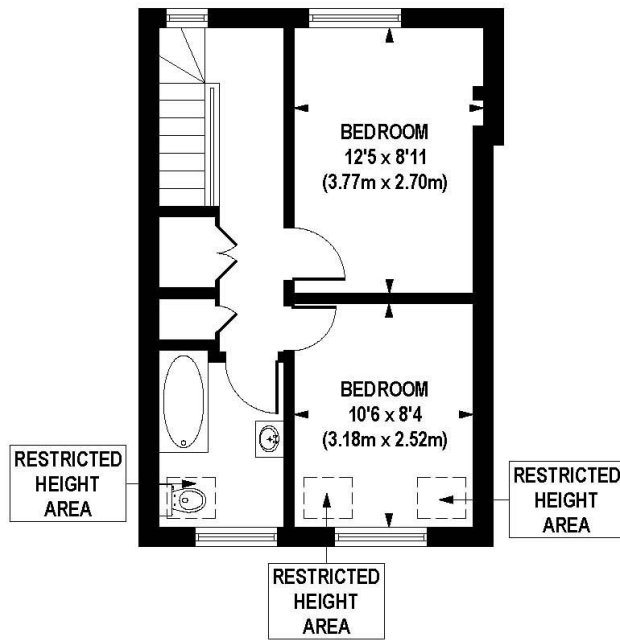




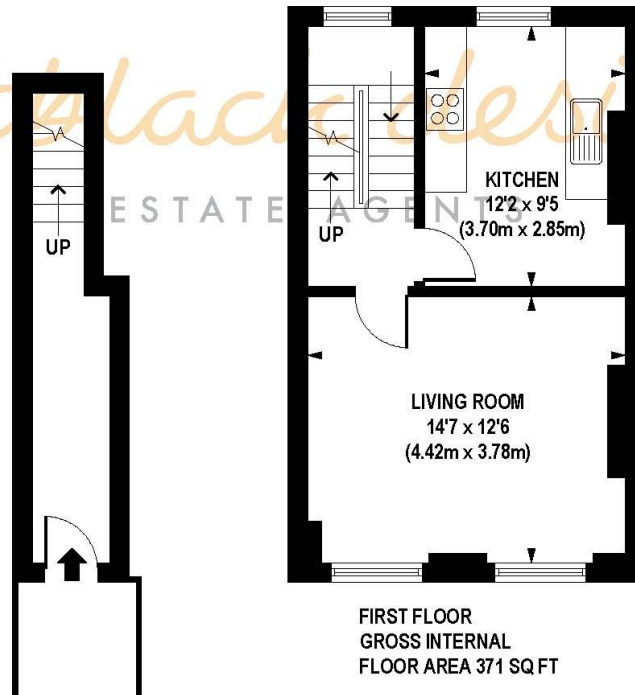
APPROX. GROSS INTERNAL FLOOR AREA 675 sq. ft / 62.73 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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 RIICS 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.



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 344 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 371 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 68 SQ FT

APPROX. GROSS INTERNAL AREA FLOOR 783 sq. ft / 72.73 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL AREA FLOOR 770 sq. ft / 71.49 sq. m (Excluding Restricted Height Area)

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