

## **QUEEN MARGARETS GROVE, NI**



A beautiful architecturally built three bedroom detached house sitting amongst a group of interesting Grade II Listed buildings on a quiet tree lined road. Built to exacting standards in a contemporary style by one of the partners of Azman Owen Architects (clients include Alexander McQueen and Isabella Blow), the white render, zinc panelling and industrial window frames are complimented by masses of glazing that floods the wonderful open plan space with natural light.

The centre point is the 18' atrium with fully glazed roof, two sets of double doors leading to surrounding garden and two galleried bedrooms (with privacy shutters). To the left and right of the atrium is a cosy sitting room and kitchen dining room. Upstairs is a master bedroom suite with adjoining dressing room/study and two further double bedrooms each with large fitted wardrobes. There are also two custom built bath/shower rooms. Externally is a mature garden with East, West and South aspects and an off street parking space.

Queen Margaret's Grove is a pretty turning positioned amongst the 'Mildmays' in North East Islington. It is peaceful location resplendent with attractive Victorian terraces and a 19th Century church. Two British Rail stations and many bus routes are within a short walk, while the charms of Highbury Barn and Upper Street are a little further.

**PRICE £595,000 FREEHOLD**

## **FRONT DOOR**

Solid steel door with double glazed window to top and side.

## **HALLWAY**

Small hallway opens up into double height atrium.

## **RECEPTION I/ATRIUM**

### **20'8 x 10'3 (6.30 x 3.12m)**

18' high fully glazed ceiling, two sets of double glazed double doors to South and West aspect gardens. Six further picture windows 'stepped' up the rear elevation. Polished slate floor.



## **RECEPTION TWO**

### **11' x 10'1 (3.35 x 3.05m)**

A cosy room with dual aspect double glazed windows, wall mounted lighting and Finnish ply board polished beech wood floor panels.

## **KITCHEN/DINING ROOM**

### **20'6 x 10'2 (6.25 x 3.10m)**

Another dual aspect room with double glazed double doors to East and South aspect gardens, beech wood floor panels, halogen and pendulum lighting.



## **KITCHEN AREA**

Hand-built Shaker style wood units to base and eye level across one wall with polished solid pine work surface. Large island with massive polished pine work surface over and cupboards to both sides under. Inset stainless steel sink unit with wall mounted mixer tap. Integrated dishwasher, fridge and freezer, stainless steel Smeg oven and gas hob and Bosch extractor over.

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**UTILITY/SHOWER ROOM**

Two large storage cupboards, one housing boiler and providing general storage, the other a cloak cupboard. Side aspect window, WC with concealed cistern and concealed storage cupboard above, 'wet area' with slatted wood floor, tiled walls and stainless steel wash hand basin with shared basin filler/shower head. Light fittings, extractor.

**CANTILEVERED STAIRS TO:-**

**LANDING**

Leading to two separate bedrooms on one side and the master suite on the other.

**BEDROOM TWO**

**10'3 x 9'5 (3.12 x 2.87m)**

Dual aspect, beech wood panelled floor, fitted double wardrobes with shelving and hanging space, full length doors, wall lights.

**BEDROOM THREE**

**11'2 x 10'4 (3.40 x 3.15m)**

Dual aspect and galleried to atrium (with privacy shutters), beech wood panelled floor, fitted double wardrobes with shelving and hanging space, full length door, wall lights.

**MASTER SUITE**

**20'7 x 10'3 (6.27 x 3.12m)**

Dual aspect and galleried to atrium (with privacy shutters), bank of two sided wardrobes separate sleeping area from dressing room/study. Beech wood panelled floor, recessed halogen lighting, 'cut-out' wall lights.

**BATHROOM**

Custom built room with tiled bath-cum-shower tray with bath filler and shower head fitted to wall, wall mounted WC with cistern concealed behind solid wood fascia, wash hand basin with wall mounted mixer tap. Slate floor, mosaic tiling to some walls, recessed halogen lighting, under water bath light, extractor, storage cupboard. Side aspect double glazed window and large skylight.

**GARDEN**

Wrap around mature garden with West, South and East aspects laid with paving and lawn and surrounded by borders, attractive stone wall and built-in BBQ.

**PARKING**

Large off-street parking space.

**TENURE**

Freehold.

**LOCAL AUTHORITY**

London Borough of Islington.

**THOMSON CURRIE MAP REFERENCE**

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