

# PARK PLACE

ISLINGTON • N1



 Knight  
Frank



# PARK PLACE

ISLINGTON • N1

***A sleek contemporary townhouse within a private gated mews, arranged over three floors with an allocated parking space and a stunning roof terrace***

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3 Bedrooms • 2 Bathrooms • Reception room •  
Kitchen/dining area • Balcony • Roof terrace

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Park Place is an attractive cobbled mews development tucked away off Southgate Road. Ideally placed for transport, the property is within easy reach of both Haggerston and Dalston Junction stations (0.9 miles; Overground network), together with numerous bus routes to the City and beyond. Essex Road station (First Capital Connect services) is also easily accessible. The many amenities of Islington and Shoreditch are close at hand. Please note that all distances are approximate..

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







### **Accommodation**

Showcasing state of the art contemporary design, the property offers flexible accommodation over three floors and comprises, on the ground floor, a spacious master bedroom suite with access to a small courtyard garden, a generous second bedroom and family bathroom. On the first floor is a fantastic open plan kitchen/dining room with part double height ceilings and a wall of glass, flooding the room with natural light. To the rear is the third bedroom which has access to its own private balcony. On the top floor is a wonderful mezzanine reception room, with a pretty aspect over Rosemary Gardens. Sitting atop the house is a truly exceptional roof terrace with panoramic views across London. To the front of the property is an allocated parking space.

### **Local Authority**

London Borough of Islington

### **Tenure**

Freehold

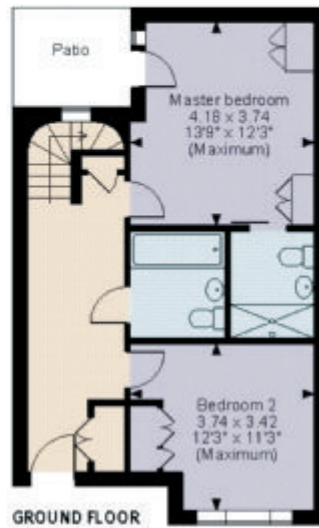
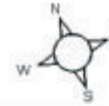
### **Guide Price**

£1,295,000

### **Viewings**

To arrange a viewing please contact our Islington Sales team on 0203 657 7340 or by email at [islington@knightfrank.com](mailto:islington@knightfrank.com)

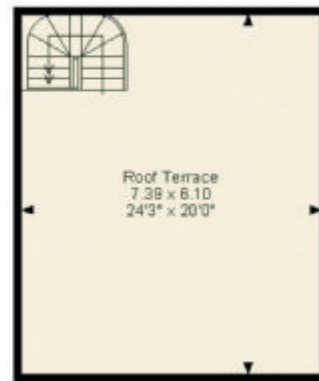
**Park Place, N1**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
 136sq.m (1,458sq.ft)



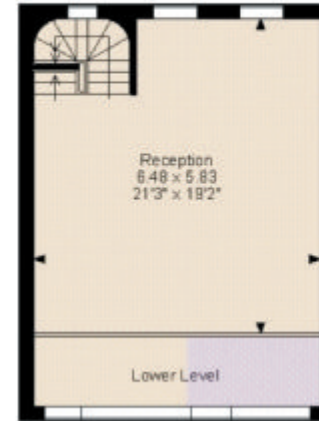
**GROUND FLOOR**



**FIRST FLOOR**



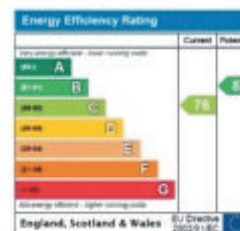
**Roof Terrace**



**SECOND FLOOR**



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