



DUNCAN TERRACE

London ♦ N1

savills

DUNCAN TERRACE

London ♦ N1

A SPECTACULAR HOME IN THE HEART OF ANGEL

2 Double reception rooms

Additional lower ground reception/bedroom

Study

Kitchen with breakfast room

Master bedroom suite with ensuite
bathroom and dressing room

4 Further double bedrooms

2 Shower rooms

2 W.C.'s

Utility room

Rear garden

Terrace





SITUATION

Duncan Terrace is a quiet elegant Georgian terrace of Grade II listed properties, situated behind Camden Passage in the heart of Islington. It is one of Islington's most premier streets, fronted by a quiet strip of garden on a one way street within the conservation area.

It is well placed for the excellent bars, shops and restaurants of Upper Street. The local shops and cafes of Camden passage are moments away.

Angel Station (Northern Line) is approximately 300 m walk and is on the Bank Branch. Moorgate, Bank/ Monument and London Bridge are all within 4 stops and King's Cross/St. Pancras International Station, with its extensive London links and beyond, is just one tube stop away. Highbury & Islington is also within easy reach (Overground, British Rail & Victoria line).

There are many bus routes from Angel, heading both East, West and into the City.







DESCRIPTION

This extremely impressive house is located in the heart of Angel. It has been impeccably maintained with beautiful features throughout including unique grey stone floors, which run throughout the corridors and stairwells.

The first and second floors are both elegantly triple fronted, this aspect as well as the floor to ceiling windows leading from the kitchen to the private rear garden both give the property wonderful natural light throughout.

There is a double reception, breakfast room and kitchen which flow effortlessly and provide a wonderful daily living space at ground floor level.

On the upper floors are numerous bedrooms and bathrooms, including an excellent master suite with walk in wardrobes, which dominates the second floor. Of note is a unique roof terrace which leads off the upper floor bedroom. Being west facing it catches the evening light.

There is a separate entrance to the lower ground floor from the front of the house. This area lends itself to becoming a granny or nanny annex or alternatively additional living space to this sizeable property.

At the end of the rear private garden is an additional garden area which can be accessed by a handful of other houses only.

This is a truly spectacular and special home.



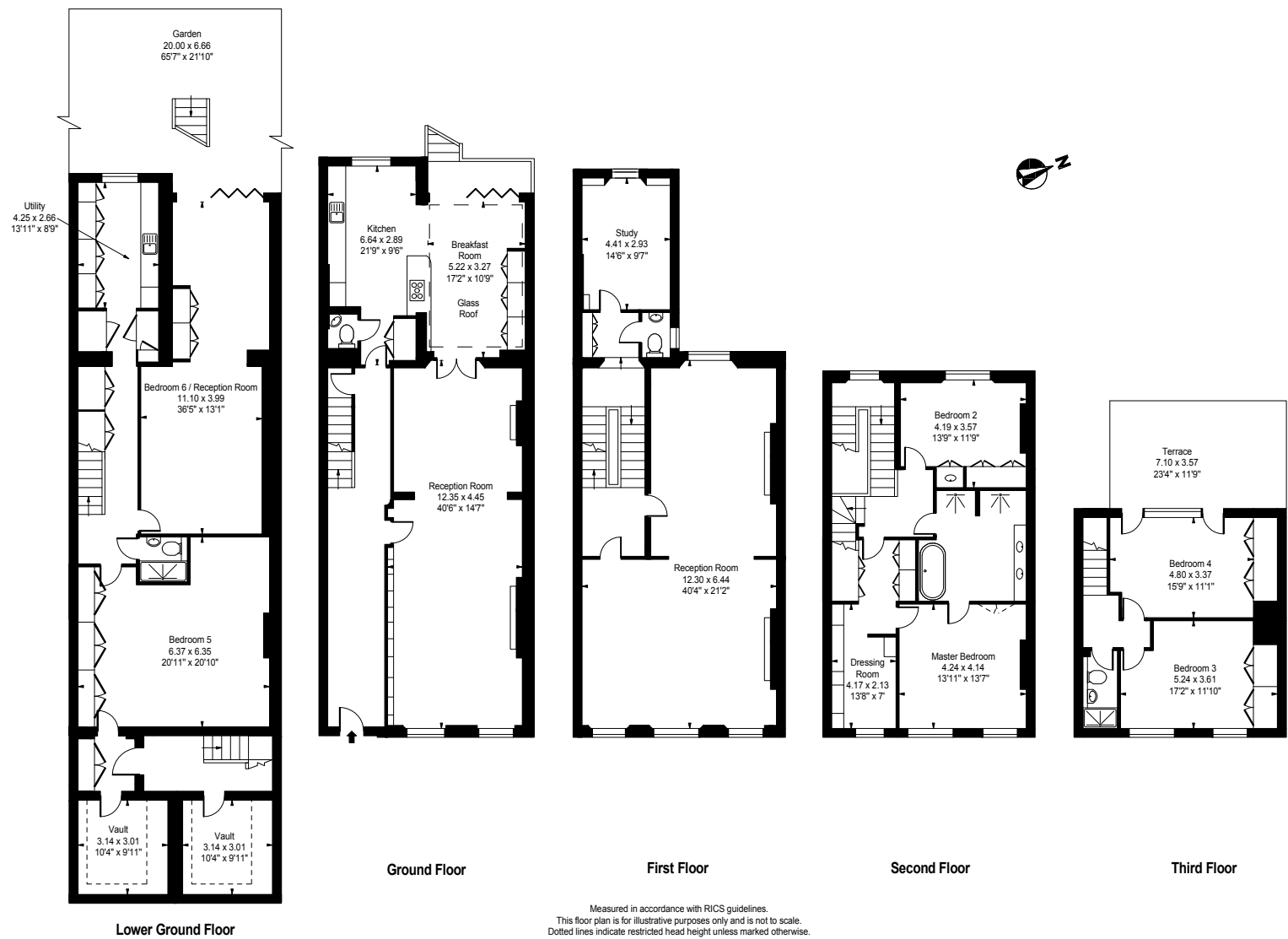






DUNCAN TERRACE

Approximate Gross Internal Area = 5003 sq ft / 464.78 sqm
External Vault = 102 sq ft / 9.48 sqm



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Savills Islington
islington@savills.com
020 7226 1313

[savills.co.uk](https://www.savills.co.uk)

savills