



Florence Street, , London, N1 2DU

Offers In Excess Of £2,500,000



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Situated on a quiet residential street in the heart of Islington, this exceptional freehold home has been comprehensively renovated and redesigned to an outstanding specification throughout. Offering approximately 2,100 sq. ft. of beautifully arranged accommodation across five floors, the property combines contemporary design, bespoke finishes, and flexible living space in one of North London's most desirable locations.

The lower ground floor forms the centrepiece of the home, featuring an impressive open-plan kitchen, dining, and entertaining area with a bespoke Keller kitchen, premium integrated appliances, wine cooler, utility area, guest WC, and direct access to a private patio — ideal for modern family living and entertaining.



On the ground floor, an elegant entrance hallway leads to a stylish reception room with bespoke Crittall-style doors, alongside an additional reception room or fourth bedroom. To the rear, a landscaped garden provides a peaceful outdoor retreat.

The first floor is dedicated to the principal suite, complete with a walk-in wardrobe and luxurious ensuite bathroom. The second floor offers two further double bedrooms and a beautifully finished family bathroom, while the top floor provides a versatile loft-style room ideal as a study, studio, or additional storage space.



Florence Street is perfectly positioned moments from Upper Street, with its renowned collection of restaurants, cafés, boutiques, and local amenities. Excellent transport links are nearby, including Highbury & Islington, Angel, and Essex Road stations, providing easy access across London.

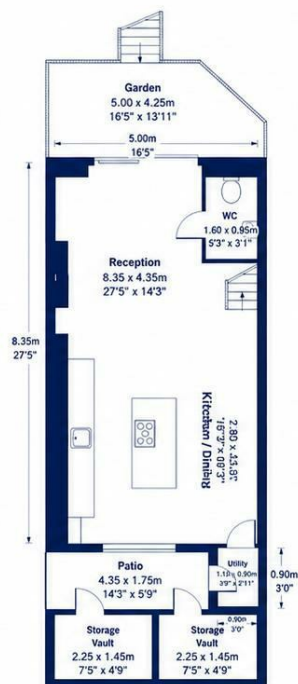
This is a rare opportunity to acquire a meticulously finished home in a prime Islington setting.



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Lower Ground Floor



Ground Floor



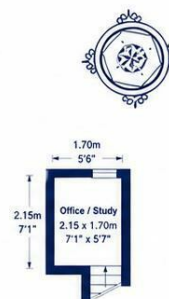
First Floor



Second Floor



Third Floor



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HERE TO GET *you* THERE

TOTAL AREA
2100 SQ.FT. - 195.1 SQ.M.

Viewings

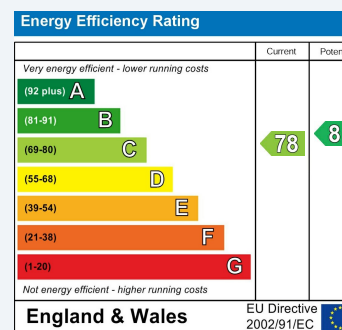
Please contact highburyandislington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



97 Newington Green Road, Islington, London, N1 4QX
Tel: 020 7704 0664 Email: highburyandislington@hunters.com

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