



LOVE LIVING

HACKNEY



88b Gillespie Road, Islington, N5 1LN

£3,750





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The Home -

Occupying the second and third floors with two mezzanines, this Victorian conversion has been wonderfully renovated and loved by the current owners, the footprint is almost 1,000 square feet and has lots of original features with contemporary feel. Dual aspect Sash windows provide lots of natural light, with half of the property facing to the South West. All three bedrooms are well proportioned and just some of the features include wooden flooring, Victorian sash windows with antique brass furniture and the property is painted with Little Greene and Sanderson colours throughout, and has a wealth of period charm.

Located above Finks Gillespie coffee shop with a short but top notch breakfast and lunch menu. Fuelled by Caravan Coffee, Dusty Knuckle bread and a smattering of London's finest suppliers.



The Indoors

The welcoming stairs are well lit by the dual aspect windows situated within the home. The traditional, stained wooden stairs and banister, which were recently refurbished, leads up to the second mezzanine which accesses the wonderful terrace ideal for alfresco dining and great sunset views. As you enter the living room you are greeted with two large Sash windows (with window boxes) that flood the room with natural light and a fireplace, the fireplace has a marble surround offering fantastic period detailing. High skirting and sumptuous restored flooring further contribute to the Victorian feel.

The kitchen opens off the hallway and has light coloured wooden cabinetry with ample storage, a South west facing window and a dining area. The 5-burner gas stove is ideal for cooking and a newly installed electric cooker below. The bathroom has been timelessly finished with white metro styling and has a sash window with an abundance of natural light, all hardware from Aston Matthews - supplier to Soho House - including a cast iron roll top bath/shower, with a separate wet room shower of chrome finish fixtures, and a freestanding porcelain sink. There is also a half bath on the same floor.

Up on the top floor we have the three double bedrooms, the main bedroom overlooks the rear of the property with leafy views,. Original wooden floors, link each of the bedrooms seamlessly creating a wonderful Victorian home feel.

The second and third bedrooms are of good size and are wonderfully decorated throughout and perfect guest bedrooms.

The Outdoors





The stunning roof terrace, with a recently refurbished deck, is accessed via newly-installed glazed French doors and is bathed in evening light making the perfect setting for entertaining and alfresco dining.

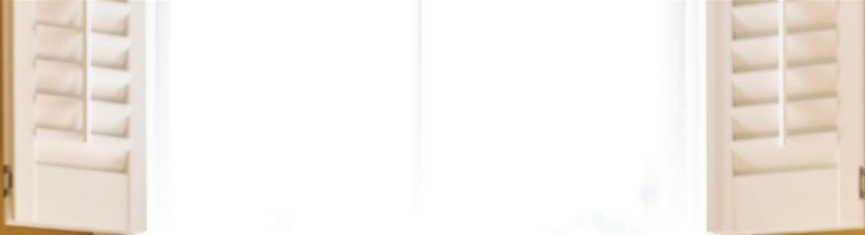
loving The Location

Highbury Fields is considered by many to be the jewel in Islington's crown. It lies within easy reach of bustling Upper Street but offers a sense of seclusion and tranquillity more akin to country living. The fields contain tennis courts, a playground and a swimming pool within Highbury Leisure Centre. Highbury Barn is just around the corner, with its wonderful butcher Godfrey's, Bourne's Fishmongers, Da Mario deli and the excellent original branch of La Fromagerie. Upper Street is home to an abundance of amenities, from Ottolenghi to Gail's; the Almeida Theatre to The Old Red Lion Theatre & Pub .

There are further facilities at nearby Newington Green, including bakeries, a greengrocer, an Italian deli, a florist and a health-food shop, as well as numerous restaurants. King's Cross and Coal Drops Yard are within easy reach, and the Regent's Canal path at Angel is a short walk from the house . Dalston is also nearby, home to the famous Dusty Knuckle bakery and the bustling Ridley Road Market.

Gillespie Road enjoys excellent access to public transport. The Victoria Line at Highbury & Islington is walking distance from the home with access to central London in 20 minutes; the Piccadilly Line is accessed via Arsenal Station a few minutes walk away, and there is a fast train into the City from nearby Drayton Park station. There are plenty of bus routes both into and out of the city.

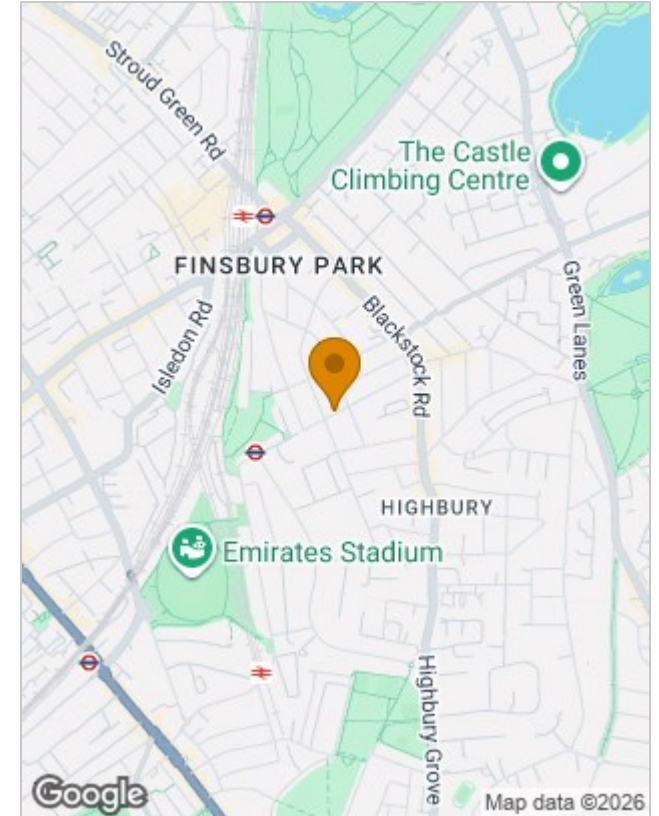




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.