

AUCOOT



ADDRESS

Dagmar Terrace, London N1

PRICE

£1,495,000

DESIGNER

Uncommon Projects

INFORMATION

A remarkable three double bedroom house within the Cross Street conservation area in the heart of Islington that has been extensively refurbished with interiors designed by architect Alan Drumm, one of the founders of Uncommon Projects.

The house is part of a terrace originally built in 1954 by Thames Water as a series of workers' cottages. The current owners have undertaken an ambitious and comprehensive refurbishment throughout, adding a 3m rear extension, a loft conversion with new roof and cedar shingle cladding, new insulation to all external walls, roofing and under the ground floor, double glazed steel windows, a whole house ventilation system with heat exchange, and an Atag combi boiler with external thermometer. They have also carried out ambitious replanning of the first two floors to create more generous, free flowing spaces.

On the ground floor is an expansive open-plan living room and kitchen. At the rear of this, full-height glazing spans the width of the house and two French doors open to a peaceful, oasis of a garden with Staffordshire blue brick paving and a patio. The large kitchen is an exquisite example of Uncommon Projects design, with their trademark bespoke birch plywood cabinetry with oak and cork veneer. The worktops are made from Corian, the cabinets house Siemens appliances and a Quooker tap provides instant boiling water. Engineered oak parquet flooring runs throughout this ground floor space and creates an easy transition from living room to kitchen. A Drugasar gas fireplace acts as a focal point in the winter months and recessed and freestanding Uncommon Projects furniture provides additional storage throughout. This level also includes a WC and under-stair storage.

On the first floor are two even sized double bedrooms both with Kvadrat Divina Melange curtains. A family bathroom with crackle glaze tiles features a large flat-bottomed Bette Ocean steel bath. The loft conversion, on the second floor, is home to the master bedroom with under eaves storage, and a separate shower room with Carrara marble tiles. Both bathrooms have thermostatic shower valves and recessed cisterns, and the Uncommon Projects craftsmanship continues throughout the top floors, with bespoke wardrobes and bathroom cabinetry.

Dagmar Terrace is conveniently located to take advantage of all that Islington and the surrounding areas have to offer. It is a thriving, bustling neighbourhood, with a huge selection of shops, theatres, bars and restaurants. Notably, the Little Angel theatre is just around the corner and Ottolenghi is a four minute walk via the coffee-shop-lined Cross Street. If late night or music venues appeal there are three within walking distance – the O2 Academy Islington near Angel station, The Garage in Highbury and The Union Chapel on Upper Street. Public transport is plentiful with buses on Essex Road and Upper Street very close by taking you into the City and the West End. Moorgate is seven minutes' journey time from nearby Essex Road train station, Angel Underground station (Northern Line) is a 10 minute walk and a similar distance is Highbury and Islington Underground station (Victoria Line). The green space of the New River Walk is moments away as are the garden squares and treelined streets of Barnsbury and Canonbury.



There is Islington Zone E residents permit parking that can be acquired.

LEASE LENGTH

na

SERVICE CHARGE

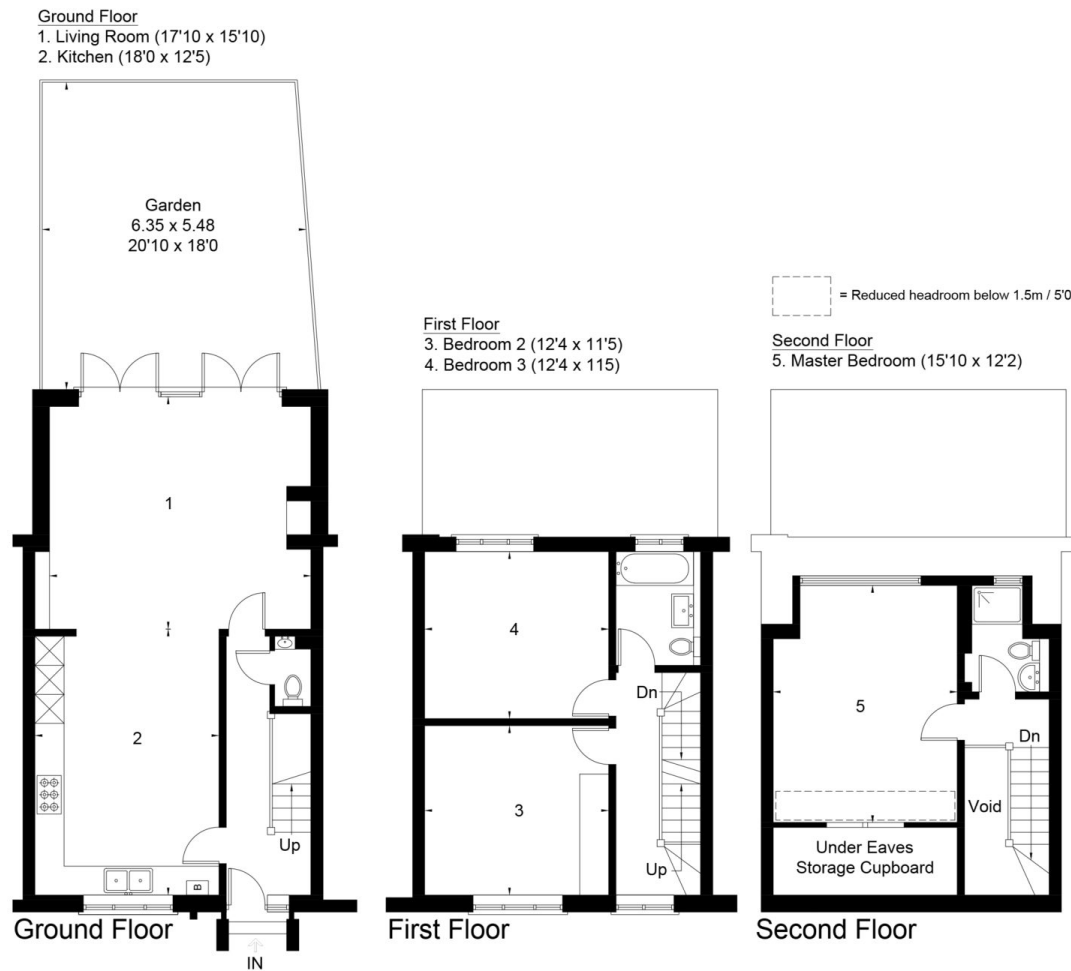
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EPC

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*Measurements provided by owner

Dagmar Terrace, N1
 Approximate Gross Internal Area = 123.5 sq m / 1330 sq ft
 (Excluding Eaves Storage & Void)
 Illustration for identification purposes only. Not to scale. Ref: 216024