

FREEHOLD



House - Terraced

# 20 WILTON SQUARE, LONDON, N1 3DL

Offers In The Region Of  
**£1,195,000**

## FEATURES

- Located on a secluded garden square
- Close to the historic Regent's Canal
- Spacious open plan accommodation
- Private rear garden
- Council tax band D



SAXON  
KINGS

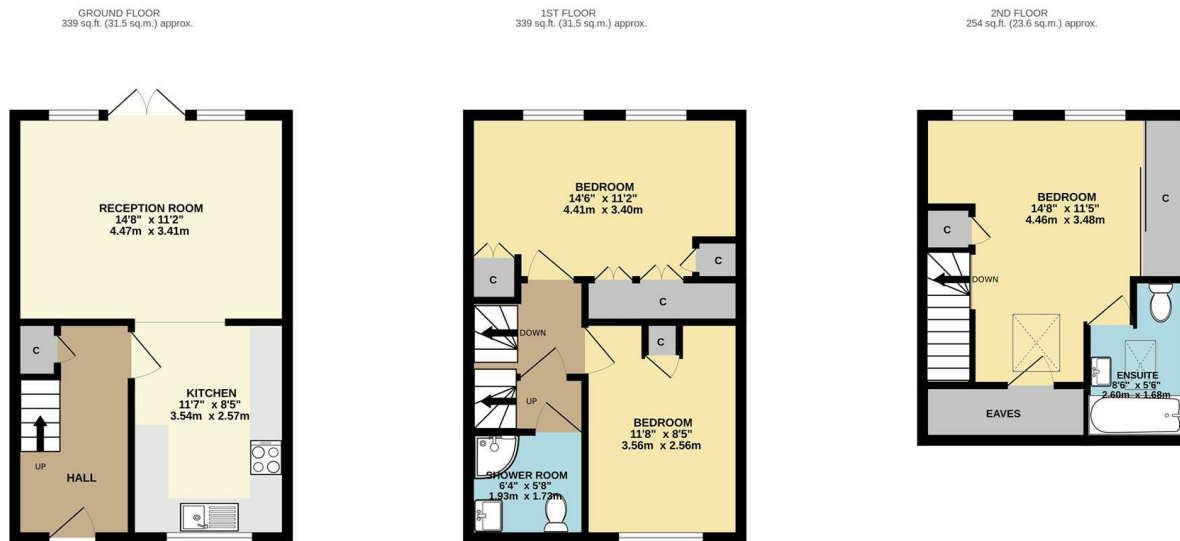
# 3 Bedroom House - Terraced located in London

Rarely available! This modern three bedroom family home is located on a desirable secluded garden square, just off the historic Regent's Canal allowing facilities for walking and cycling. The property offers a spacious open plan kitchen / diner / lounge with large french doors leading to a terrace perfect for entertaining and a well maintained private 40 foot paved rear garden with raised beds. The first floor offers two double bedrooms (one currently used as a study) and a recently upgraded shower room with sauna / steam shower. On the top floor there is a further double bedroom with an ensuite bathroom with a jacuzzi bath. All three bedrooms have air-conditioning and both bathrooms benefit from underfloor heating. Essex Road (mainline) is a short walk away in addition to an excellent variety of shops and restaurants on Islington's famous Upper Street. Nearest tube is Angel; Old Street and Highbury & Islington are also within easy walking distance.

Call us on  
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Council Tax Band  
D



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

