



{ ST PAULS PLACE LONDON N1
£8,000 PER MONTH AVAILABLE 10/09/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

St Pauls Place London N1

£8,000 Per Month
Furnished

 3 Bedrooms
 1 Bathroom
 2 Receptions

Features

- Unique Four Storey House In The Heart Of Canonbury, - Three Double Bedrooms, - Two Bathrooms, - Dual Reception With Private Balcony, - Contemporary Family Kitchen With Separate Dining Space, - Separate Utility Space, - South-East Facing Garden, - Period Features Throughout, - Offered Furnished/ Part Furnished With Flexibility, - Council Tax - Band G

Council Tax

Council Tax Band G

Hamptons
97-99 Upper Street
Islington, London, N1 0NP
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The Property

A unique and beautifully presented Grade II listed three bedroom house with south-east facing garden located on one of Canonbury's most sought after roads. Presented to an exceptional standard throughout, this four storey home combines elegant period character with contemporary living. The raised ground floor features an impressive double reception with high ceilings, flooded with natural light and featuring double doors opening directly on to a private balcony. To the lower ground floor is a contemporary fitted kitchen leading through to a comfortable sitting area and separate dining room, creating an excellent space for entertaining. From here, doors open onto the rear garden, which enjoys excellent levels of sunlight and privacy. This floor also benefits from a separate study, ideal for home working, ample storage and a convenient WC. The first and second floors provide three well proportioned double bedrooms. The principal bedroom benefits from access to a stylish four-piece bathroom, while a further bathroom is located on the top floor. St. Pauls Place is ideally situated between Canonbury and Newington Green with an abundance of local amenities, and ideally located for both Canonbury Overground and Highbury & Islington station.



ST. PAULS PLACE

Approximate Gross Internal Area (Including internal vault / excluding vault / void)

Lower Ground floor = 723 sq. ft. (67.2 sq. m.)

Ground floor = 434 sq. ft. (40.3 sq. m.)

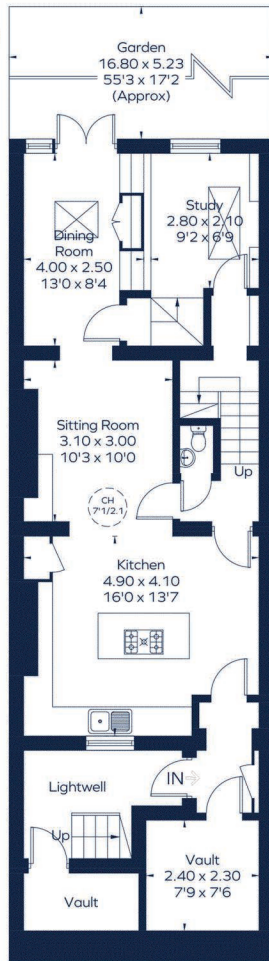
First floor = 435 sq. ft. (40.4 sq. m.)

Second floor = 441 sq. ft. (41.0 sq. m.)

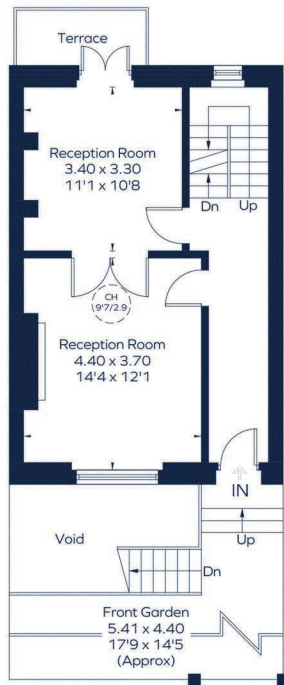
Third floor = 39 sq. ft. (3.6 sq. m.)

External Vault = 32 sq. ft. (3.0 sq. m.)

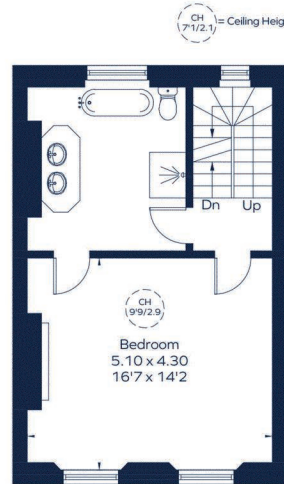
Total = 2104 sq. ft. (195.5 sq. m.)



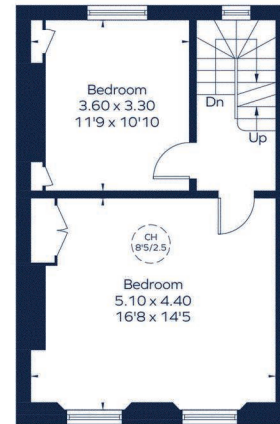
Lower Ground Floor



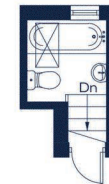
Ground Floor



First Floor



Second Floor



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 1328883

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

