



19 21 23  
ELIZABETH AVE





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# THE PROPERTY

19, 21 & 23 Elizabeth Avenue are a unique collection of three superb Mews Houses which have been meticulously redeveloped behind the original Victorian warehouse facade. Situated in the urban bustle of Islington, these exceptional houses have been designed to combine dynamic open living spaces with stylish bespoke specification, retaining an abundance of classic period features and with the addition of a spacious basement. Each home offers four double bedrooms, two en suite and two family bathrooms, double height ceilings at ground floor level, mezzanine office space and outstanding terracing on each floor.





## UNIQUE DETAIL

Each home in this outstanding development has been crafted with exceptional attention to detail, with a very particular emphasis on maintaining the charismatic and unique influences of a Victorian warehouse and pairing them with the superior standards and quality which are characteristic of contemporary luxury living. Natural light floods the property, particularly emphasizing the feeling of spaciousness created by the additional ceiling height on the ground floor, and both are balanced and grounded by timber flooring throughout.





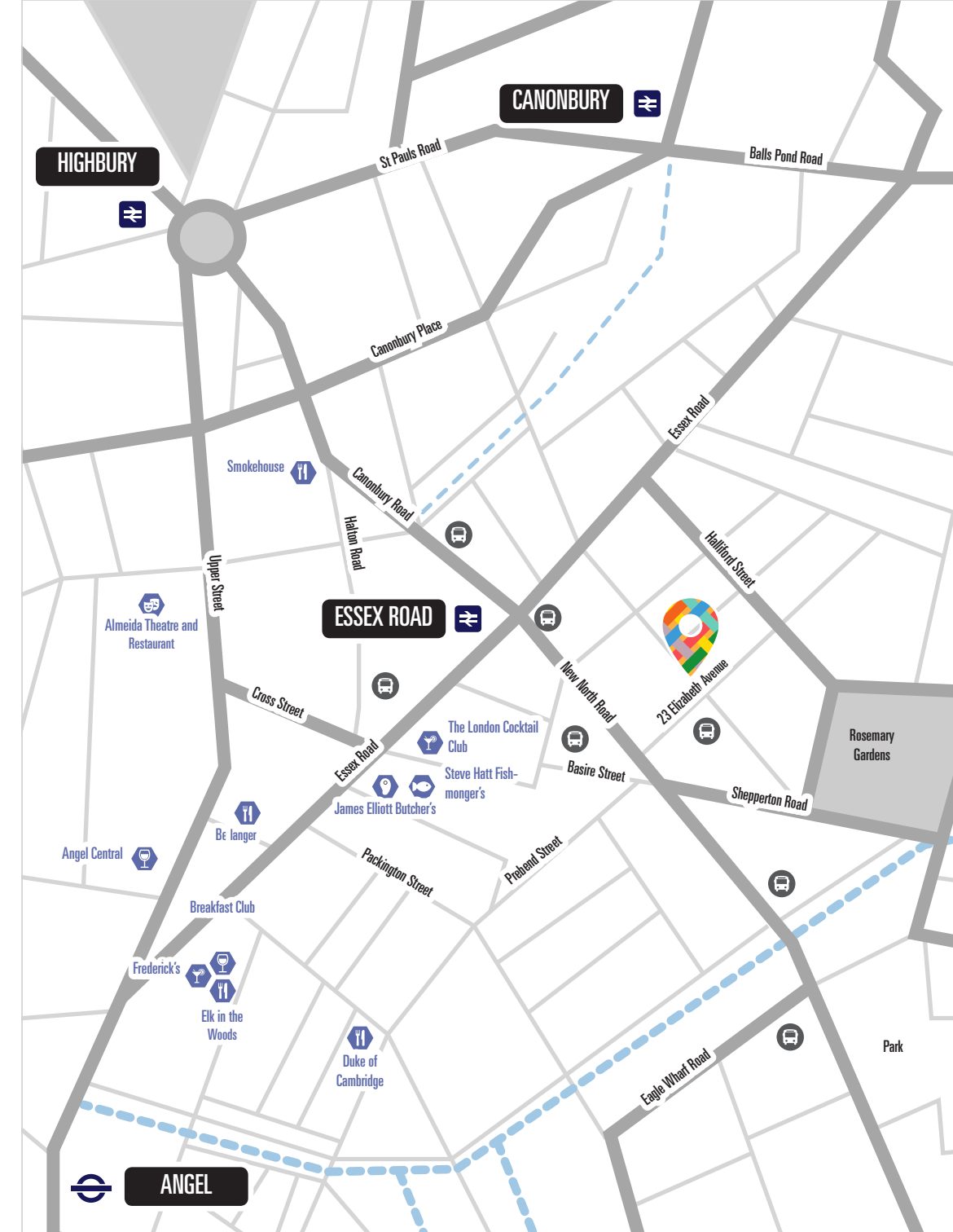
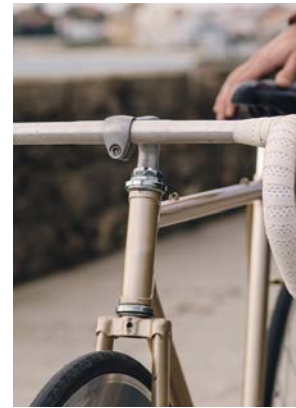


# LOCATION

Renowned for its cultural diversity Islington continues to be one of the most sought after residential addresses in London. This dynamic neighbourhood boasts a superb combination of local bohemia, well-known stores, independent boutiques, old school pubs, artisan delicatessens, local bistros and award winning restaurants.

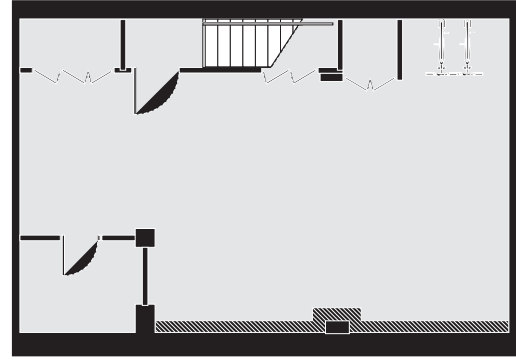
Despite being thoroughly modern, choosing to live in Islington, with its rich and distinct history, will be choosing the same neighbourhood as some of London's most celebrated creative figures in the fields of literature, art, music, film & theatre, politics and philosophy.

Sitting on the edge of the City of London, Islington provides close connections to many of the Capital's major attractions and commercial centres while retaining its leafy village atmosphere. With excellent public transportation, a selection of good schools and green spaces this cosmopolitan suburb continues to mature into an even more diverse, exciting and beautiful area.

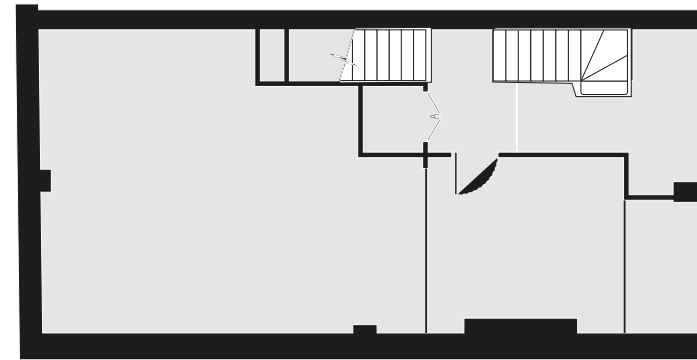


# FLOORPLANS

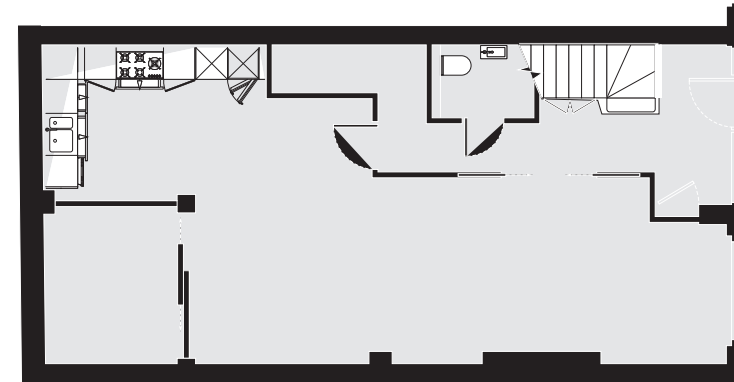
**BASEMENT**



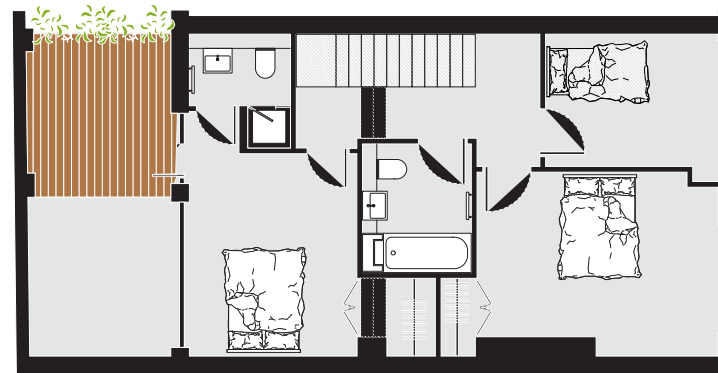
**MEZZANINE FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



# SPECIFICATIONS

## KITCHEN

- Bespoke designed kitchen with wall mounted storage
- Fully integrated luxury appliances
- Timber worktops
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Miele single oven
- Miele combi oven/microwave
- Miele ceramic hob
- Miele extract hood

## BATHROOMS

- All bathrooms equipped with designer sanitary ware from Duravit and Crosswater
- Thermostatically controlled underfloor heating
- Showers with frameless glass shower
- Heated towel rail to all bathrooms and cloakrooms
- WCs with concealed push button cistern
- Specialist vanity units with semi-recessed basin

## FINISHES

- Timber flooring throughout
- Thermostatically controlled underfloor heating in all main living areas
- Bespoke joinery to include fitted wardrobes in all bedrooms and shelving units in reception rooms
- Bespoke lighting design

## AUDIO VISUAL

- Central distribution hub providing telephone and data systems throughout
- Cat 6 cabling and pre-wired data sockets throughout

## SAFETY & SECURITY

- Intruder alarm
- Smoke detection alarm
- Full colour entry system with flat screen panels





For more information please contact the following appointed agents

# Currell

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*All images, plans and measurements are for indicative purposes only.*

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