



Wharfdale Road N1

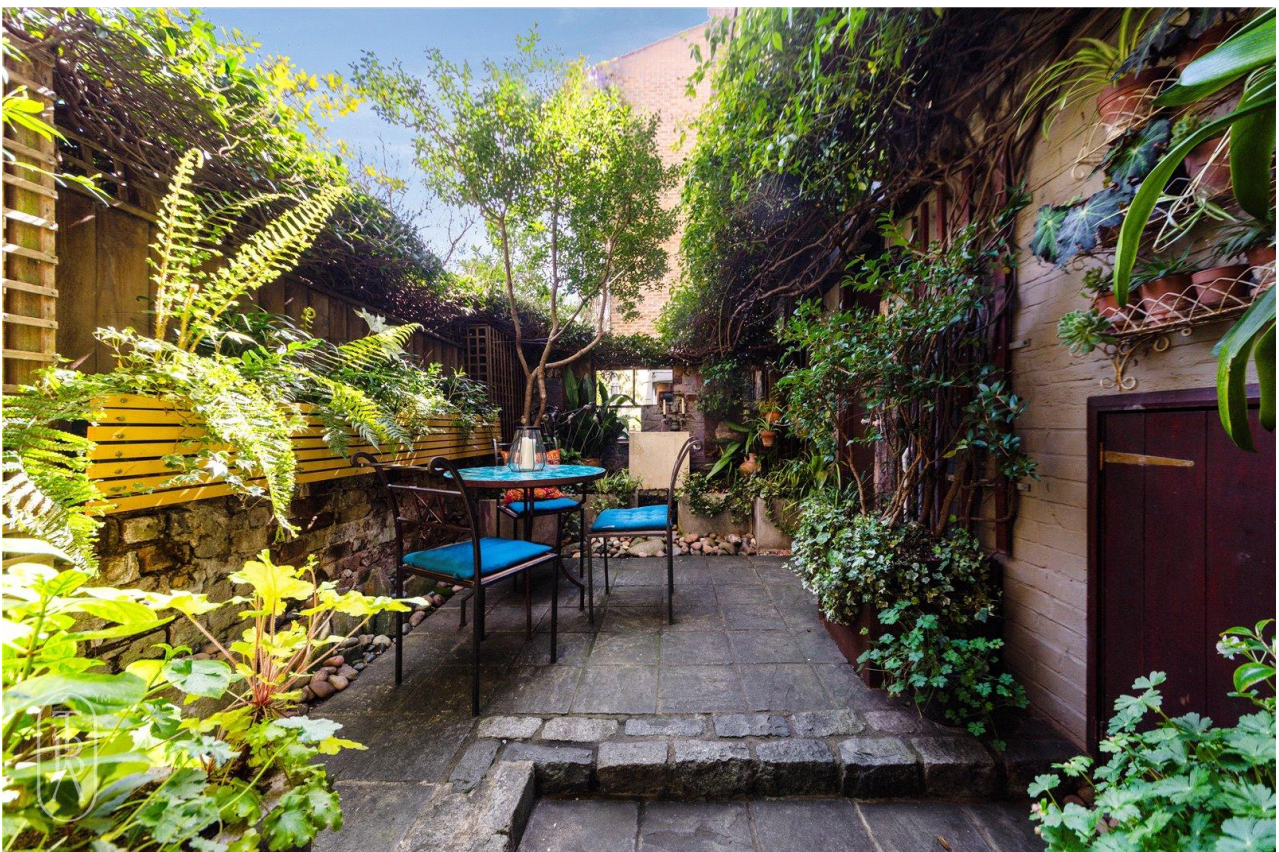
3 Bed 3 Bath
1444 sqft (approx)

Charming Georgian terraced home in the centre of the keystone conservation area of Kings Cross on the picturesque, tree-lined street - Wharfdale Road.

Set over 4 floors and spanning 1,444 sqft (approx.) of pure Georgian heritage this 3 bed 3 bath (Bathroom, Shower room and WC) provides well-appointed and recently refreshed accommodation.

- Period home
- Charming character
- Private patioed garden

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Steeped in original features from cast iron fireplaces to solid pine floorboards and bespoke metalwork to tranquil water fountains, Wharfdale Road is a highly unique and well cared for residence.

Living space is generous with two receptions, the first being a double; front-to-back with a stunning Juliette balcony on the ground floor and the second on the lower floor which doubles as a dining room too. The under-street, exposed brick vault makes for an impressive, illuminated wine store. To one side there's a custom built, gally kitchen clad in stainless steel with natural limestone counters and gas range cooker.

Heading through to the patioed courtyard garden, perfect for Bistro dining, the mature planting surrounds you with a feature climbing jasmine that encapsulates the charming first floor Juliette balcony. External there is also a handy utility room with stacked washer and drier plus clothes hanging rack.

Back inside and the upper floors comprise of 3 well proportioned bedrooms. The first double benefits from custom-built floor-to-ceiling wardrobes that contain a concealed en-suite WC. The second double also has a built-in wardrobe and both bedrooms utilise a fully tiled with black Welsh slate shower room.

Extended some years ago, the top floor is entirely occupied by the large principle double bedroom with the highlight being an en-suite bathroom whose centre piece is a glorious cast iron clawfoot bathtub.

Wharfdale Road is nestled between York Way and Caledonian Road, just a short walk from King's Cross Underground and Overground stations, as well as St Pancras International with Eurostar services. Nearby, Regent's Canal and Granary Square offer a vibrant mix of culture and leisure. Coal Drops Yard provides an impressive array of amenities, with highlights including the German Gymnasium, Dishoom, and Spiritland, alongside premium retailers like Tom Dixon, Paul Smith, and Samsung.

Available From: Friday 18th July 2025

Furnishing: Unfurnished

Parking: On-street via permit

Local Authority: Islington Council

Council Tax Band: E

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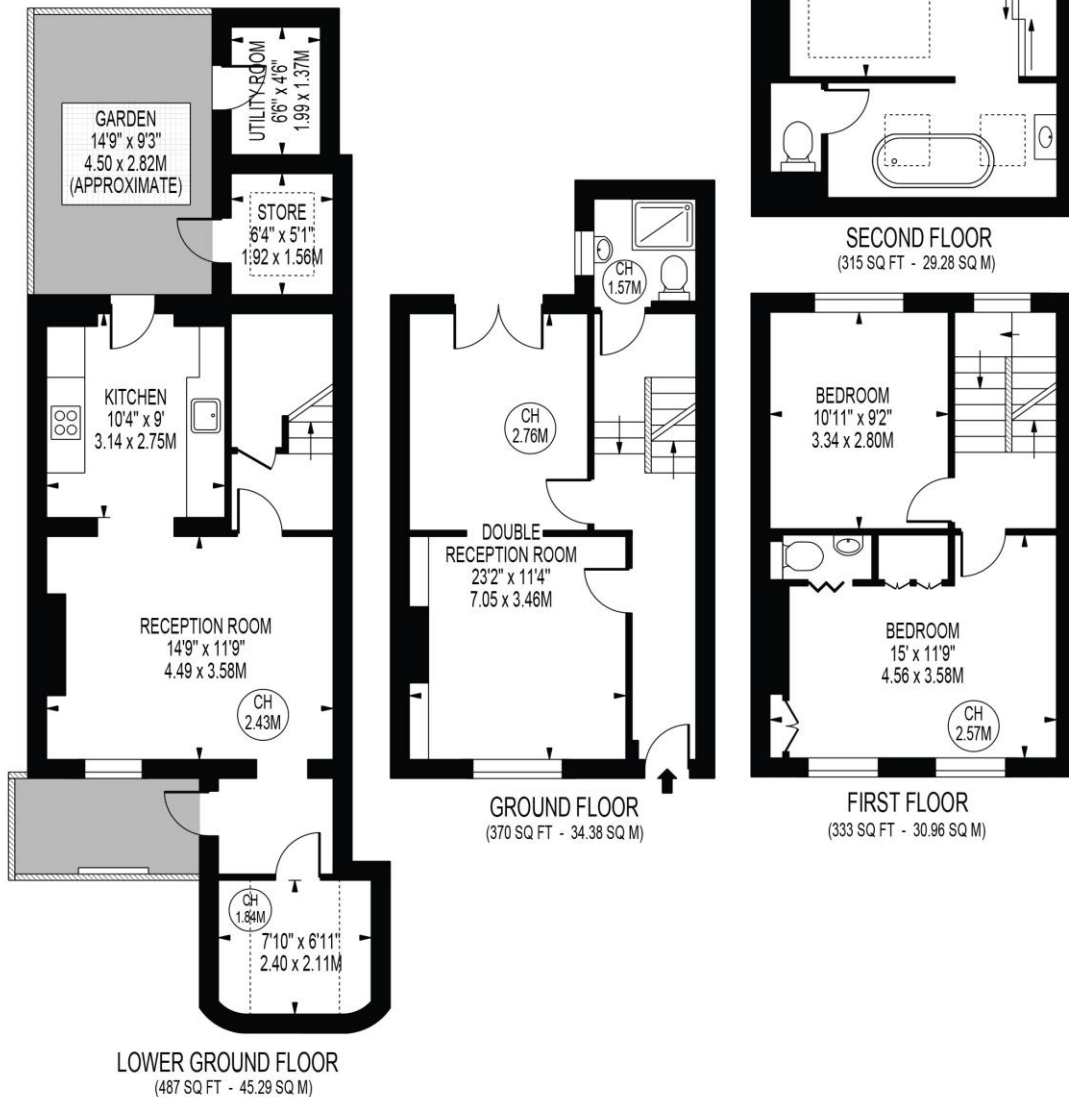
WHARFDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1444 SQ FT - 134.18 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING UTILITY & STORE)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: **22 SQ FT - 2.04 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF UTILITY ROOM: **29 SQ FT - 2.73 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF STORE: **32 SQ FT - 3.00 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

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