



1

Property Information

Property Details	1
Property Images	3
Property Units Information	7
Floor Plan	13

2

Current Comparables

Sold Market Comps	16
On Market Comparables	17
Rental Comparable	18

3

Potential Valuation	19
Air BnB Comparable	20

Other Factors

Primary Schools	21
Secondary Schools	22
Universities & Colleges	23
Transportation	24

4

Property Information

Halliford Street, Islington, N1

**Below Market
Value**

**Ultra Luxury
Design**

**Off-Market
Deal**

☐ Purchase Price: £4,300,000

☐ Unit 1 (sqft): 1,988 Sqft

☐ Property Type: 2x Townhouses

☐ Unit 2 (sqft): 2,002 Sqft

☐ Bedroom No: 2x 3beds

☐ Total (sqft): 3,990 Sqft

☐ Bathroom No: 2x 3baths

☐ _____

Under Value Property

Average Sold
£/Sqft
£1,457

Current Property
£/Sqft
£1,078

Under Valued
by
£379 Sqft /35%

Property Information

Halliford Street, Islington, N1

Halliford Street, N1 is a collection of two ultra modern townhouses designed by an award winning international Architect

Both properties which are striking and contemporary in design and are located in the heart of one of London's most vibrant and exclusive areas:
Islington



Property Images

Halliford Street, Islington, N1

Exterior Design

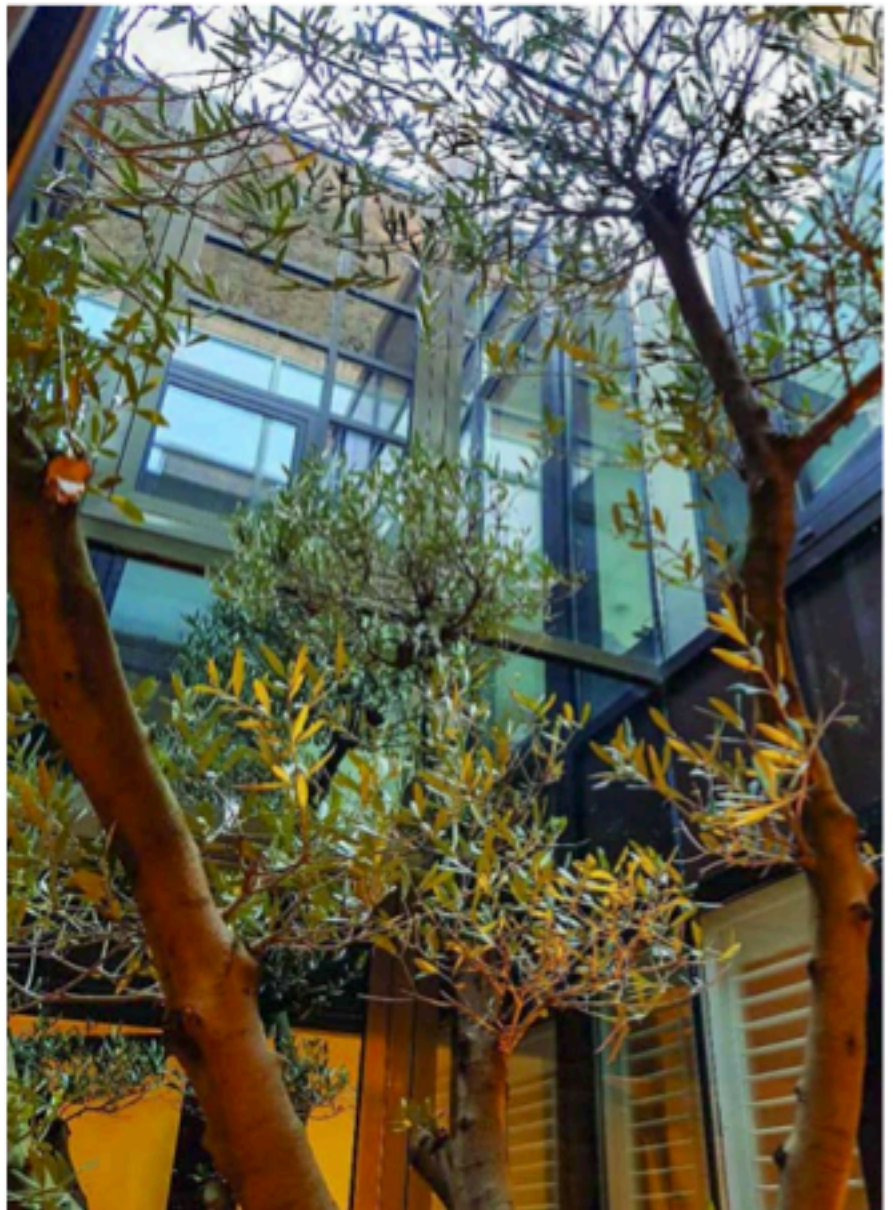


Property Images

Halliford Street, Islington, N1

Islington, London, N1

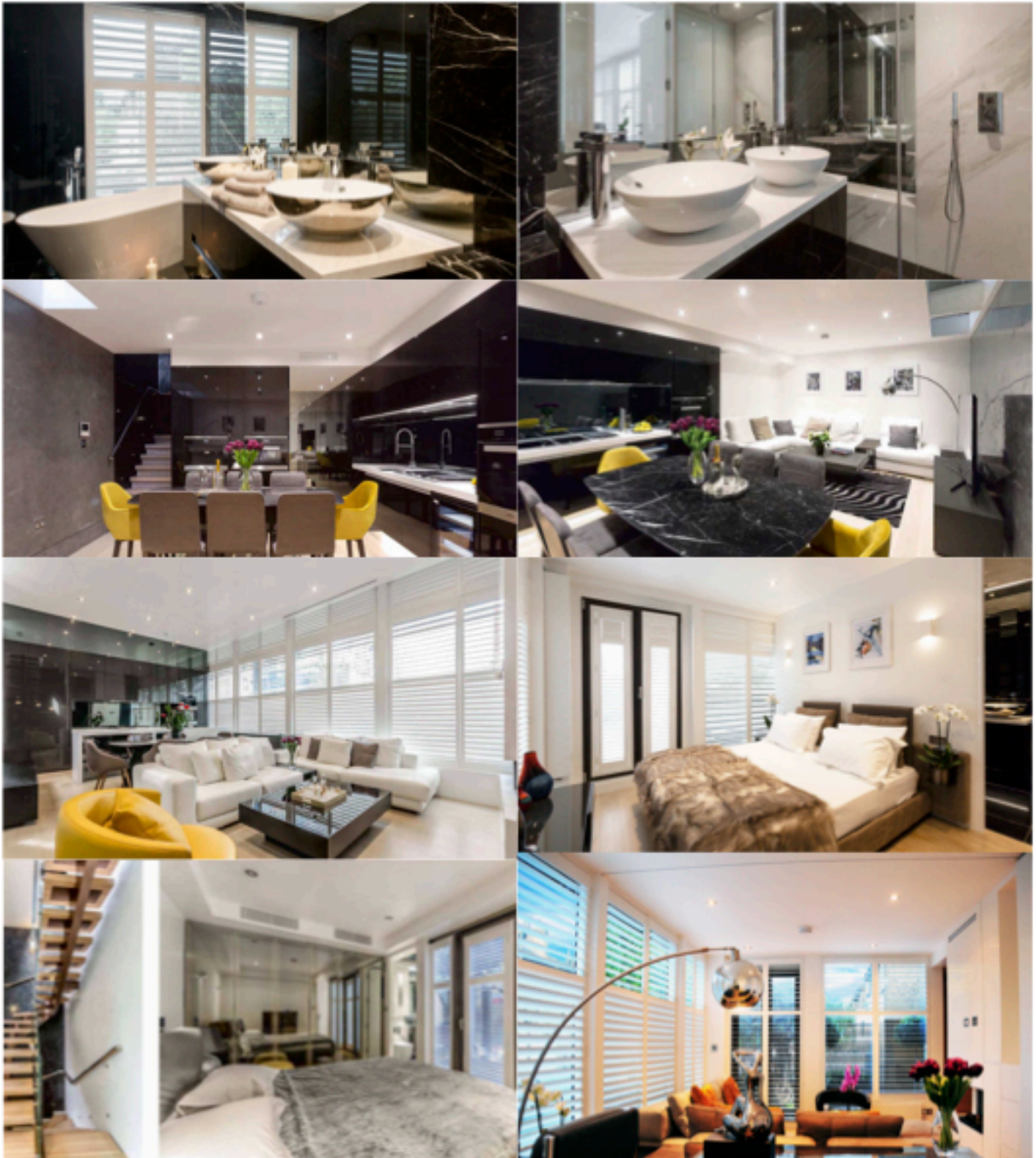
Islington is considered to be one of the premium and most attractive places to live in London.



Property Images

Halliford Street, Islington, N1

Interior Design



Property Images

Halliford Street, Islington, N1

Interior Design

Islington, London, N1

Famous for its many parks and green spaces, great bars and gastro pubs, restaurants, high end shops, local theatres and museums.



Islington also has fantastic transport links to The City of London, Canary Wharf and the West End of London.



Property Description - Unit 1

An exclusive and contemporary newly built, 2/3 bedroom and 3 bathroom, semi-detached modern town house (2,002 sq.ft/186 sq. mt) split over 3 floors with 2 areas of outside space. The property is presented to a very high standard, features well planned living accommodation on Level 2 and Lower Level, with each floor offering ample living space and entertaining space.

The Lower Level comprises an approx. 500sq.ft. open plan style living area with Stucco Veneziano wall finishes including an informal living area/family room, space for a large dining table and chairs, modern and high spec kitchen with all modern amenities including an integrated coffee machine and guest W/C. The Lower Level is accessed via a spiraling staircase from Level 2 and is flooded with natural light from the section of glass flooring above.



Level 2, includes a study and a further living area with access to a private garden, a gas fireplace and a marble clad bathroom with shower and W/C. The study and living area are separated by a sliding wall, offering the option to create a large double sized living area, or a guest bedroom. Level 2 benefits from an abundance of natural light, due to elevations of this level being surrounded by strengthened glass.

Level 3, comprises a Master Bedroom with an en-suite bathroom with a spa style bath and walk in shower and a 2nd bedroom with ample amounts of storage. Access to a private roof terrace of approx. 225 sq. ft, can be gained from this level. Each bedroom also has a private Juliette Balcony.

The north East and South East exterior elevations of the property are clad with a very contemporary and stylish cedar wood louvre detail, adding to the sophisticated and modern nature of the property.

The entire property is cooled by a 3 zone A/C system and heated by under-floor heating.

The property is conveniently situated within close proximity to the boutique shops and restaurants of Upper St, Islington to the West, Shoreditch to the East and Dalston to the North, whilst providing easy access to Central London, the City of London and Canary Wharf with the variety of transport links nearby.

Property Description - Unit 1

Overview of Unit 1

- 2/3 bedroom Modern Townhouse over 3 floors
- 3 bathrooms
- Approx. Total internal square feet = 1589 sq. ft.
- Approx. Total external square feet = 406 sq. ft.
- Total area = 2002 sq. ft.

Additional Features

- 2 living rooms
- 2 landscaped outdoor spaces (one rooftop terrace)
- Glass floors
- Fantastic finish
- 2 Juliette Balconies
- Engineered American Oak Flooring
- High Quality Granite Stone Flooring in the bathrooms and Kitchen
- A/C throughout
- Under floor Heating
- Calcutta Marble and Stone throughout the Bathrooms and Kitchens
- Stucco Venetiano wall finishes
- Modern Gas Fireplace
- 1st Grade Treated Cedar Batten Louvre Façade detail



Property Description - Unit 1

Flooring

- Lower Level Living/Dining area and Kitchen – Pre Finished Engineered American Oak.
- Lower Level Guest Bathroom – 600x600mm Black Granite Stone tile.
- Level 2 Study and 2nd Living Room – Pre-Finished Engineered American Oak.
- Level 2 Bathroom – 600x600mm Black Granite Stone Tile.
- Level 2 Hallway – Strengthened Glass Floor Window.
- Level 3 Bedrooms – Carpeted (Colours to be confirmed)
- Level 3 Master Bedroom En-Suite 600x600mm Black Granite Stone Tile.
- Stairs throughout – Solid American Oak.



Property Description - Unit 2

3 Bedrooms 3 Bathroom Modern Townhouse over 2

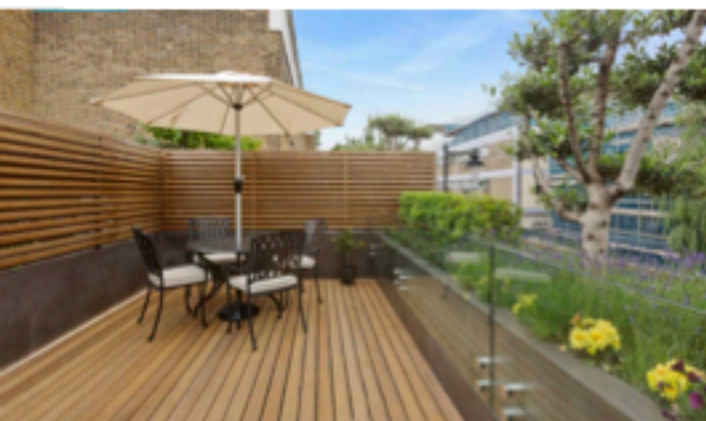
Floors (Unit 2)

This 3 bedroom, 3 bathroom, modern and chic townhouse (1988 sq.ft./185 sq.mt) is split over 2 floors with an approx. 300 sq. ft. private roof terrace on the top floor. The property is full of natural light, with each of the 3 bedrooms having access to outside space.

The Lower Level comprises the Master Bedroom suite and en-suite bathroom with double sinks and a walk in shower. A 2nd bedroom, with an en-suite and walk in wardrobe plus a cellar/study with a glass wall. Each bedroom has access to a light court, which offers direct access to outside space, as well as delivering natural sunlight to each bedroom.

On Level 2, there is a large open plan formal living and dining area, a modern kitchen with all modern appliances including an integrated coffee machine and marble topped island counter. The living room, dining area and kitchen floors are engineered American Oak. Additionally, there is a 3rd bedroom on this floor, with a walk in wardrobe and large en-suite with walk in shower.

On the top floor, which is accessed via a staircase from Level 2 living area, is a private roof terrace.



The North East and South East exterior elevations of the property are clad with very contemporary and stylish Cedar Wood louvre detail, adding to the sophisticated and modern nature of the property.

The entire property is cooled by a 3 zone A/C system and heated by under-floor heating.

The property is conveniently situated within close proximity to the boutique shops and restaurants of Upper St, Islington to the West, Shoreditch to the East and Dalston to the North, whilst providing easy access to Central London, the City of London and Canary Wharf with the variety of transport links nearby.

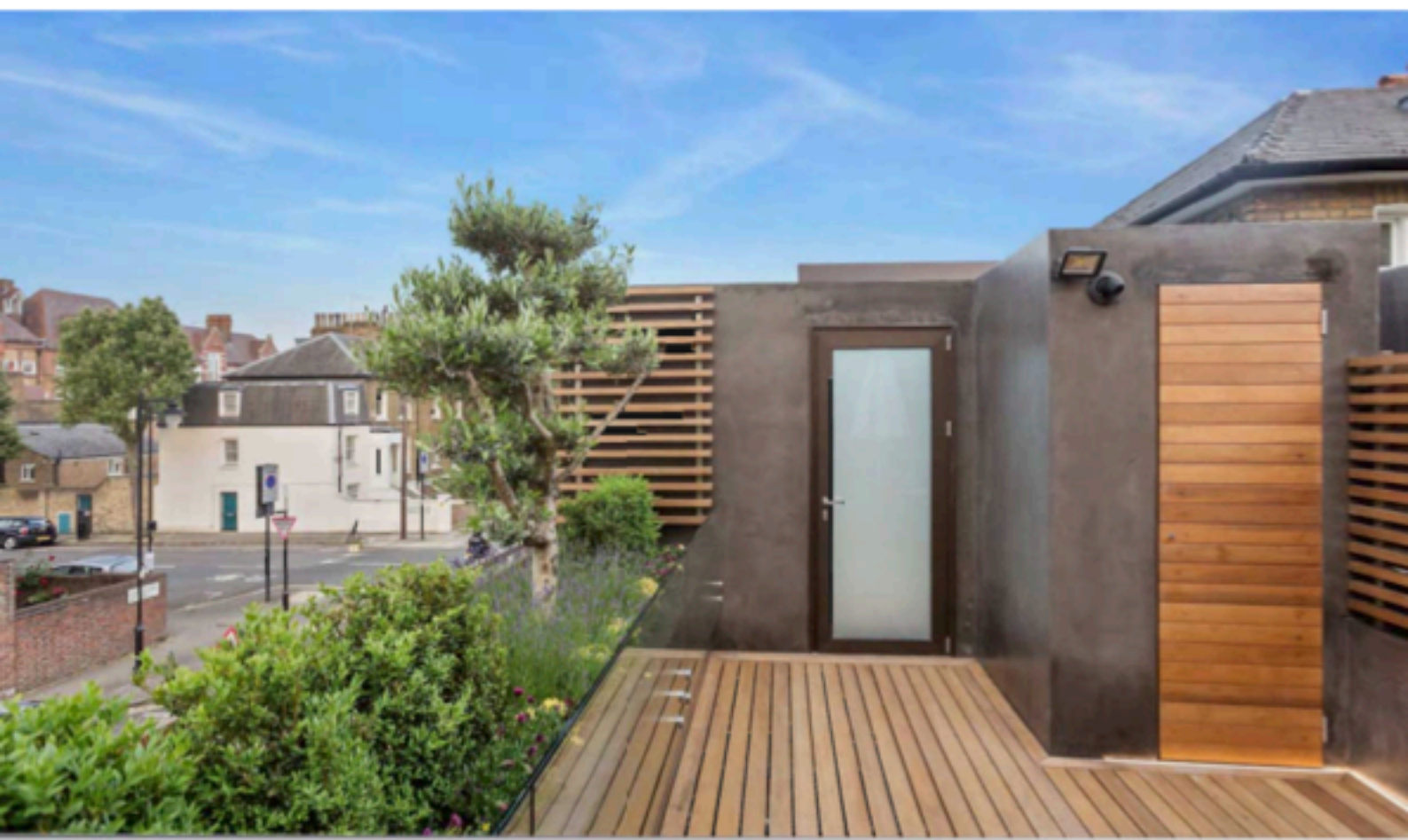
Property Description - Unit 2

Overview of Unit 2

- 3 bedroom Modern Townhouse over 2 floors
- 3 bathrooms
- Approx. Total internal square feet = 1631 sq. ft.
- Approx. Total external square feet = 357 sq. ft.
- Total area = 1988 sq. ft

Additional Features

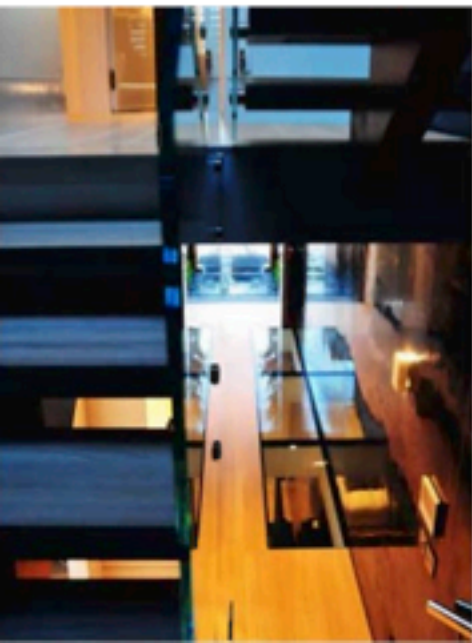
- 300 sq. ft. private landscaped roof terrace
- Cellar Study with Glass Wall
- Internal light Court over 2 floors
- Engineered American Oak Flooring
- High Quality Granite Stone Flooring In the Bathrooms and Kitchens
- A/C throughout
- Underfloor Heating
- Calcutta Marble and Stone throughout the Bathrooms and Kitchens
- Stucco Venetiano wall finishes
- Modern Gas Fireplace
- 1st Grade Treated Cedar Batten Louvre Façade detail



Property Description - Unit 2

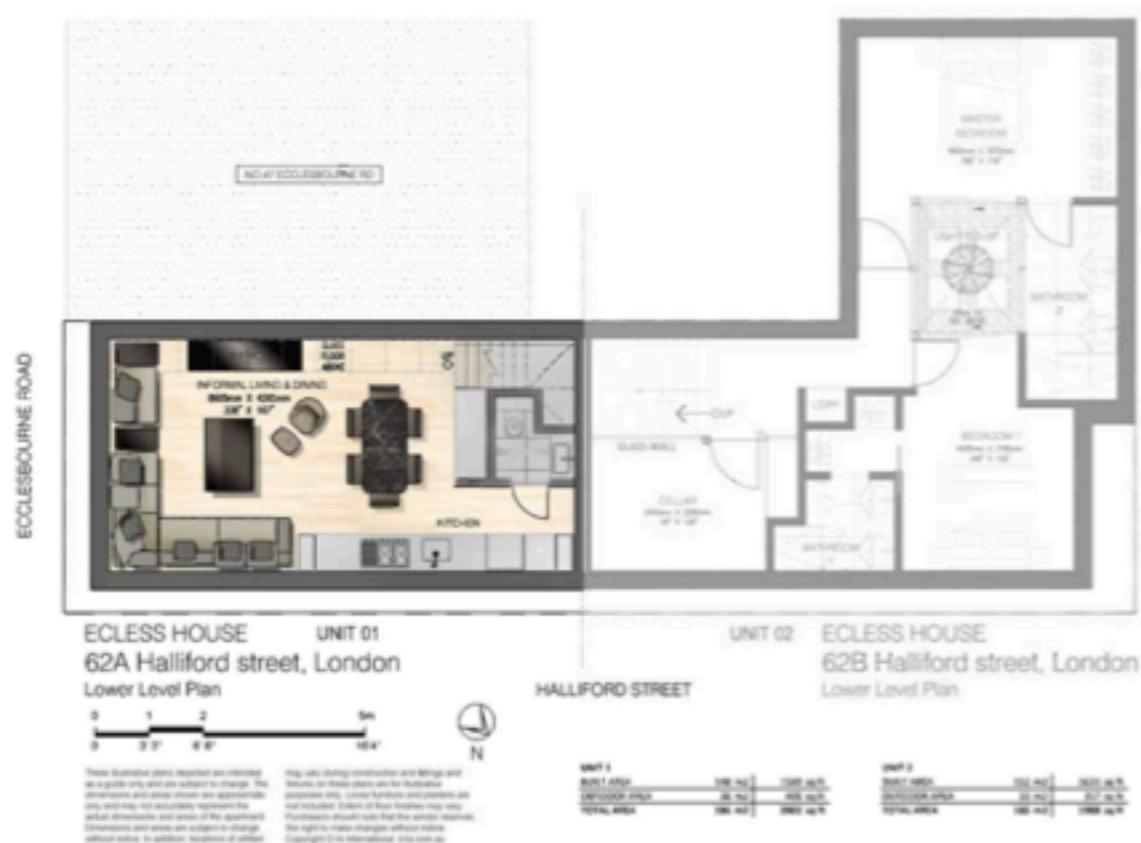
Flooring

- Lower Level Bedrooms – Carpeted (Colours to be confirmed)
- Lower Level En-suite Bathrooms – 600x600mm Black Granite Stone Tile.
- Lower Level Study/Cellar – Pre-Finished Engineered American Oak.
- Level 2, Living/Dining area – Pre-Finished Engineered American Oak.
- Level 2, Kitchen – 600x600mm Black Granite Stone Tile.
- Level 2, Bathroom – 600x600mm Black Granite Stone Tile.
- Level 2, Bedroom – Carpeted (Colours to be confirmed)
- Stairs throughout – Solid American Oak



Floor Plan

Halliford Street, Islington, N1



Floor Plan

Halliford Street, Islington, N1

Living Areas Full of Natural Light

The living rooms in both townhouses are located on Level 2, with floor to ceiling glass windows running along the complete length of each living room. Both living rooms are flooded with an abundance of natural light, guaranteeing the residents of both properties an enjoyable living experience

These illustrative plans depicted are intended as a guide only and are subject to change. The dimensions and areas shown are approximate only and may not accurately represent the actual dimensions and areas of the apartment. Dimensions and areas are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. Layout furniture and partitions are not included. Easements of floor finishes may vary. Purchasers should note that the vendor reserves the right to make changes without notice. Copyright © 2014 International. info.com.au



ECLESS HOUSE
62A Halliford street, London
Level Two (Layout Option B)

HALLIFORD STREET



ECLESS HOUSE
62A Halliford street, London
Level Two (Layout Option C)

HALLIFORD STREET

BUILT AREA	348 m ²	1589 sq ft
OUTDOOR AREA	38 m ²	406 sq ft
TOTAL AREA	386 m ²	2092 sq ft

Floor Plan

Halliford Street, Islington, N1



ECLESS HOUSE
62B Halliford street, London
Lower Level Plan



ECLESS HOUSE
62B Halliford street, London
Level Two Plan



ECLESS HOUSE
62B Halliford street, London
Level Three Plan

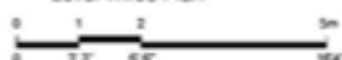
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BUILT AREA	110.00	110.00
OUTDOOR AREA	10.00	10.00
TOTAL AREA	120.00	120.00



ECLESS HOUSE
62A Halliford street, London
Level Three Plan

ECLESS HOUSE
62B Halliford street, London
Level Three Plan



These floor plans are intended as a guide only and are subject to change. The dimensions and areas shown are approximate only and may not accurately represent the actual dimensions and areas of the apartment. Dimensions and areas are subject to change without notice. In addition, locations of utility rooms and other areas are subject to change without notice. Copyright © 2018 International. All rights reserved.

may vary during construction and storage and fixtures on these plans are for illustrative purposes only. Loose furniture and fixtures are not included. Copies of floor plans may only be provided to the buyer upon payment of the right to make changes without notice. Copyright © 2018 International. All rights reserved.

UNIT 1		
BUILT AREA	110.00	110.00
OUTDOOR AREA	10.00	10.00
TOTAL AREA	120.00	120.00

UNIT 2		
BUILT AREA	110.00	110.00
OUTDOOR AREA	10.00	10.00
TOTAL AREA	120.00	120.00

Current Sold Comparables



We found 7 sold price comparables recorded in the last 12 months within 1 mile radius near Halliford Street, N1

Current Property

Property Address	Property Type	Listed Date	Price	Tenure	Bed	Sqft	Price/Sqft	
Halliford Street, Islington, N1	2x Townhouses	Off-Market	£4,300,000	Freehold	3	3,990	£1,078	

Property Address	Property Type	Sold Date	Sold Price	Tenure	Bed	Sqft	£/Sqft	Location
80, Queens Head Street, London, N1 8NG	Terraced	06/10/2023	£1,450,000	Freehold	3	1389	£1,044	0.16 miles
8, Studd Street, London, N1 0QJ	Terraced	11/09/2023	£1,850,000	Freehold	3	1270	£1,457	0.22 miles
14, Moon Street, London, N1 0QU	Terraced	30/06/2023	£1,475,000	Freehold	3	1040	£1,418	0.27 miles
13, Allingham Street, London, N1 8NX	Terraced	17/11/2023	£2,087,500	Freehold	3	1246	£1,675	0.34 miles
23, Gerrard Road, London, N1 8AY	Terraced	01/06/2023	£2,950,000	Freehold	3	1579	£1,868	0.34 miles
21, Gibson Square, London, N1 0RD	Terraced	10/02/2023	£2,800,000	Freehold	3	1787	£1,567	0.38 miles
69, Noel Road, London, N1 8HE	Terraced	05/05/2023	£2,350,000	Freehold	3	1894	£1,241	0.38 miles

- Based off the sold comparables the average £/Sqft is £1,457
- The two townhouses have an estimated value of 3,990 sq ft * £1,457 = £5,813,430
- Currently being sold at £4,300,000
- £1,513,430 or 35% below market value

On Market Comparables

R Halton Road, Angel, , N1 2EU



Property Type:	End of terrace
Listing Price:	£1750000
Listing Date:	24/01/2024
Beds: 3	Miles: 0.11
Sqft: 2320	£/Sqft: £754

R 9, Almeida Street, Islington, London, N1 1TA



Property Type:	Terraced
Listing Price:	£3850000
Listing Date:	13/02/2024
Beds: 3	Miles: 0.16
Sqft: 2537	£/Sqft: £1,518

Z 18, Cruden Street, London, N1 8NH



Property Type:	Terraced
Listing Price:	£2000000
Listing Date:	05/05/2023
Beds: 3	Miles: 0.16
Sqft: 1141	£/Sqft: £1,753

R Gibson Square, Islington, , N1 0RA



Property Type:	Terraced
Listing Price:	£2500000
Listing Date:	27/02/2024
Beds: 3	Miles: 0.19
Sqft: -	£/Sqft: -

R 19, Charlton Place, London, Islington, Greater London, N1 8AQ



Property Type:	Terraced
Listing Price:	£1750000
Listing Date:	27/02/2024
Beds: 3	Miles: 0.28
Sqft: 1286	£/Sqft: £1,361

R 15, Devonian Road, London, N1 8JQ



Property Type:	Terraced
Listing Price:	£3250000
Listing Date:	18/03/2024
Beds: 3	Miles: 0.28
Sqft: 2000	£/Sqft: £1,625

R Allingham Street, Angel, , N1 8NX





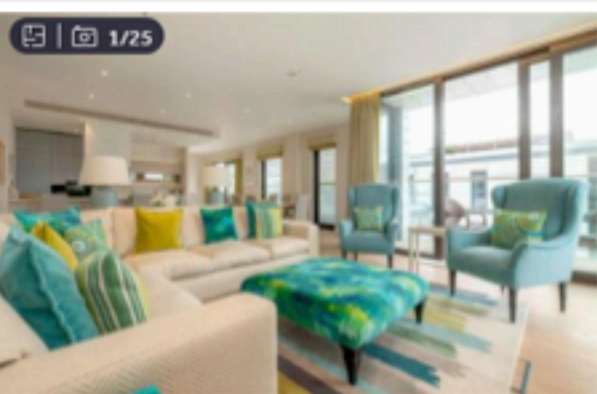





Property Type:	Terraced
Listing Price:	£2000000
Listing Date:	15/01/2024
Beds: 3	Miles: 0.3
Sqft: 1605	£/Sqft: £1,246

R 37, Allingham Street, London, N1 8NX



Property Type:	Terraced
Listing Price:	£1500000
Listing Date:	05/02/2024
Beds: 3	Miles: 0.31
Sqft: 953	£/Sqft: £1,574

Potential Rental Comparables

 <p>1/21</p> <p>£11,002 pcm £2,539 pw</p>	 <p>1/25</p> <p>£10,183 pcm £2,350 pw</p> <p>PREMIUM LISTING</p>	<p>Devonia Road, Angel, London, N1</p> <p>Maisonette 3 2</p> <p>SHORT LET. This exquisite 3 bedroom flat is set in reach of fabulous amenities and parks. It showcases beautiful interiors throughout, offering high ceilings, an arched window and ornate corning. It</p> <p>Added on 19/01/2024 by Foxtons, Islington</p> <p>Foxtons 020 3840 3931 Local call rate Contact Save</p>
 <p>1/25</p> <p>£10,183 pcm £2,350 pw</p> <p>PREMIUM LISTING</p>	 <p>1/25</p> <p>£10,183 pcm £2,350 pw</p> <p>PREMIUM LISTING</p>	<p>Arthouse, King's Cross, N1C</p> <p>Penthouse 3 3</p> <p>A three bedroom Penthouse with two generous roof terraces and an additional two balconies in the award-winning Arthouse development. Offering approximately 1800 square feet of accommodation and with views of the Regent's Canal, this is truly one of the best flats in the whole King's ...</p> <p>Added on 11/03/2024 by Berkshire Hathaway HomeServices Lon...</p> <p>BERKSHIRE HATHAWAY HOMESERVICES 020 3834 8034 Local call rate Contact Save</p>
 <p>1/21</p> <p>£8,199 pcm £1,892 pw</p>	 <p>1/25</p> <p>£10,183 pcm £2,350 pw</p> <p>PREMIUM LISTING</p>	<p>Devonia Road, Angel, London, N1</p> <p>Maisonette 3 2</p> <p>LONG LET. This exquisite 3 bedroom flat is set in reach of fabulous amenities and parks. It showcases beautiful interiors throughout, offering high ceilings, an arched window and ornate corning. It</p> <p>Added on 19/01/2024 by Foxtons, Islington</p> <p>Foxtons 020 3840 3931 Local call rate Contact Save</p>
 <p>1/17</p> <p>£7,800 pcm £1,800 pw</p>	 <p>1/25</p> <p>£10,183 pcm £2,350 pw</p> <p>PREMIUM LISTING</p>	<p>Theberton Street, Angel, London, N1</p> <p>Terraced 3 1</p> <p>SHORT LET. Enviably located just off Upper Street, this 3 bedroom, 4 storey Georgian house features a private garden, stunning décor and original period features throughout.</p> <p>Added on 01/03/2024 by Foxtons, Islington</p> <p>Foxtons 020 3840 3931 Local call rate Contact Save</p>

Market Valuation

Sales Price and Rental Price as a 3 bed 3 bath property

£5,813,430

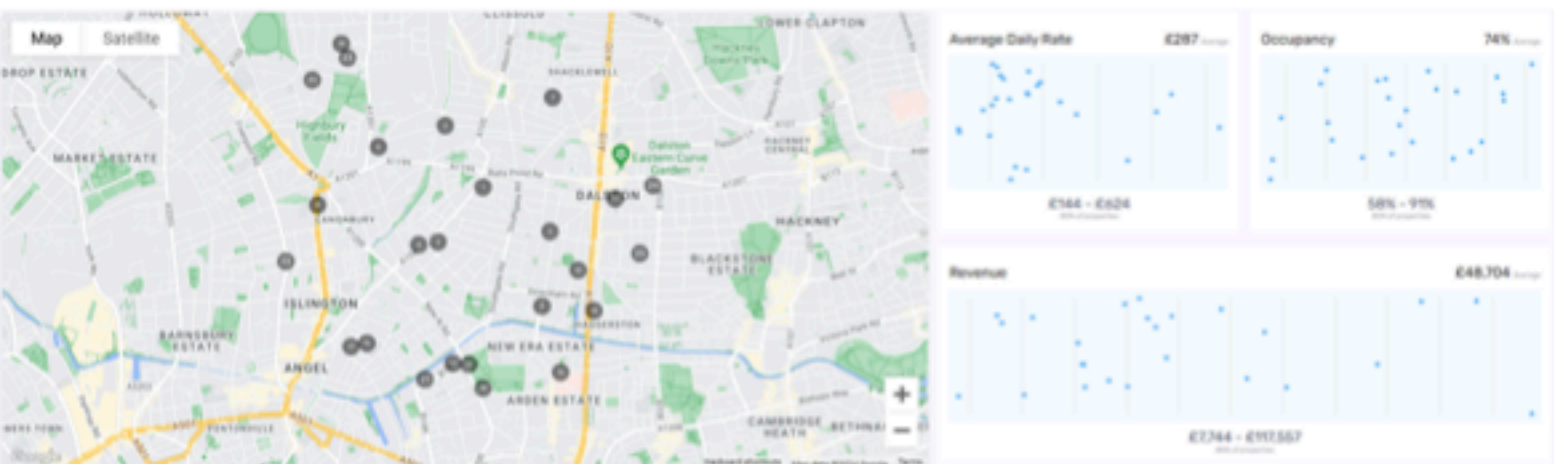
Based off the average
£/Sqft of the comparables

£18,592

Based off the average
of the comparables

Disclaimer: This is potential insight but it is not professional advice. Use the tool's information as a reference only, and make decisions with caution after considering all relevant factors. We make no warranty or representation regarding the accuracy or reliability of the information provided, and we are not liable for any damages resulting from the use of the tool or reliance on its output.

Air BnB Active Averages



Active Listings



8
3 2 6 Guests 0.40mi
Unique Light-Filled Three-Bedroom Mews House

Last 12 months

252 Days Available	85% Occupancy	£454 ADR	£96,392 Revenue
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17
3 1 6 Guests 0.51mi
Stunning Islington Home IDEAL location!

Last 12 months

259 Days Available	71% Occupancy	£624 ADR	£117,557 Revenue
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22
3 2 5 Guests 0.51mi
Stunning Townhouse with large roof terrace

Last 12 months

294 Days Available	73% Occupancy	£507 ADR	£106,968 Revenue
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Based off the active listing in the short-term rental market, each townhouse has the potential to make in excess of £100,000 of revenue per year