

TRACK RECORD

| ISLINGTON SALES |



savills

Welcome

Everybody sees property in a unique way.

For some, it's about enjoying a great lifestyle in the perfect location, while others are searching for a rewarding, long-term investment. Whatever you are looking for, it's important to get the best advice.

Savills prides itself on delivering an excellent service and getting to know our clients so that we understand what you want and can work together to help you achieve it.

Inside you'll see a selection of property that we have successfully sold on behalf of our clients.

With a local team in your area, working alongside our network of 37 offices across London, over 137 offices across the UK and over 700 offices worldwide, we feel uniquely placed to help you with your property needs.



Jo-Anne Neighbour on the complete service

We aim to deliver a seamless, hassle-free service for clients, offering them an end-to-end solution, which enables their sale to be as straightforward as possible.

In a recent case we were selling a property in the local area for a lady who wanted a proactive service. From the initial valuation, to organising the photography, providing constant and timely communication, and post exchange buyer liaison, our client commented that 'the process with Savills was a joy – I felt in completely safe and capable hands, and was working with a team of genuinely lovely people who were on my side.'

Jo-Anne Neighbour
Head of Sales
020 7354 6707
jneighbour@savills.com

Selling in Islington

Savills Islington is an established office which has been helping its clients buy and sell in the local area for many years. The area still attracts a strong UK buyer audience, although international buyers are on the rise.

At Savills Islington, 83% of our buyers are looking to purchase their main residence. Most of the buyers are families and professionals looking to upsize, but first time buyers, mainly young professionals, looking to get onto the property ladder also feature. This demonstrates the wide appeal of Islington to both ends of the market.

More than 70% of our buyers in Islington are UK based and the UK buyer dominates in all price bands. We have however, experienced an increasing number of overseas buyers acknowledging Islington as a desirable part of London to invest and reside – and they are coming from across the globe including Western Europe, America, Asia and China. This demonstrates the importance of the Savills global network and our wide-reaching website, which is available in 22 different languages.

Savills dealbook data 2013 to 2015.

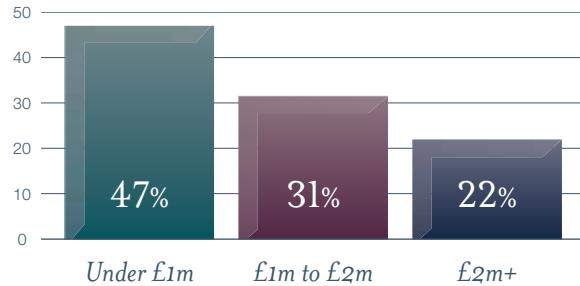
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We were delighted by our experience selling with Savills. The sales process went very smoothly, and we were regularly kept up to date with progress. Also, the team was very accessible and responsive when we asked for information. In the end, we achieved a sale which was substantially over the asking price, which of course was very pleasing. Overall, I would not hesitate in recommending Savills to anyone looking to sell or let a flat in Islington.”

Vendor, Blackthorn Avenue

REASONS FOR PURCHASE



MARKET COVERAGE

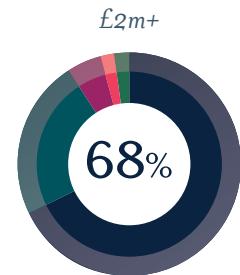
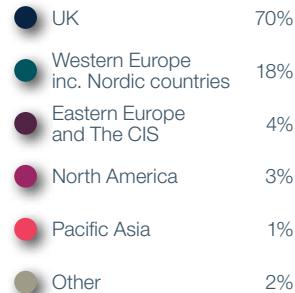
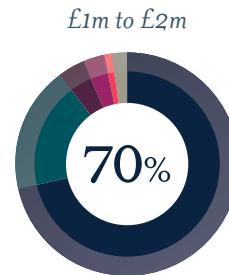
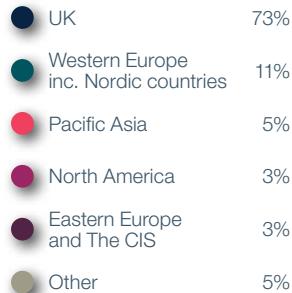
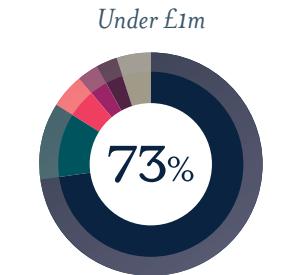


PRINCIPAL USE OF PROPERTY



BUYER ORIGINATING COUNTRY

Percentage of purchasers by price band



Source: Savills Research 2013 to 2015



BARNSBURY SQUARE, N1

Semi-detached Georgian family home with views over Barnsbury Square

Reception room ♦ kitchen/dining room ♦ 5 bedrooms ♦ 2 shower rooms ♦ bathroom ♦ separate 1 bedroom flat
♦ 2 utility rooms ♦ front and rear courtyard ♦ 120 ft rear garden ♦ off-street parking ♦ 294 sq m (3,168 sq ft) ♦ Grade II listed

Guide £3.95 million ♦ Freehold



DUNCAN TERRACE, N1

Beautiful one bedroom apartment situated 300 metres from Angel underground station

Open plan reception room/kitchen ♦ bedroom ♦ bathroom
38 sq m (407 sq ft) ♦ Grade II listed

Guide £450,000 ♦ Share of Freehold



ALBION ROAD, N16

Spacious one bedroom flat with private patio

Reception room ♦ kitchen ♦ bedroom ♦ bathroom ♦ private patio
communal garden ♦ 84 sq m (906 sq ft) ♦ EPC=D

Guide £510,000 ♦ Share of Freehold



DE BEAUVOIR ROAD, N1

Beautifully presented Victorian home with excellent garden

Through reception room ♦ kitchen/dining room ♦ 3 bedrooms ♦ family bathroom
shower room ♦ 77' garden ♦ 131 sq m (1,418 sq ft) ♦ EPC=D

Guide £1.325 million ♦ Freehold



HIGHBURY HILL, N5

Outstanding detached period family home with superb architect designed extension

Drawing room ♦ study ♦ kitchen/reception room ♦ master bedroom suite ♦ 5 further bedrooms ♦ 3 further bathrooms
♦ laundry room ♦ cloakroom ♦ gym/playroom ♦ front and rear garden ♦ off-street parking ♦ 472 sq m (5,805 sq ft) ♦ EPC=E

Guide £6.25 million ♦ Freehold



ALBION YARD, N1

Attractive two bedroom penthouse
in the heart of Kings Cross

Open plan reception room/kitchen

- ◆ 2 bedrooms (1 en suite) ◆ further shower room
- ◆ balcony ◆ secure development
- ◆ 76 sq m (823 sq ft) ◆ EPC=C

Guide £925,000

Leasehold



BLACKTHORN AVENUE, N7

Beautifully presented lateral apartment
in this highly regarded development

Open plan reception room/kitchen

- ◆ 2 bedrooms (1 en suite) ◆ further bathroom
- ◆ concierge ◆ 84 sq m (905 sq ft) ◆ EPC=C

Guide £750,000

Leasehold



LOFTING ROAD, N1

Elegant Georgian freehold house
in Barnsbury

Through reception room ♦ kitchen/dining room
♦ master bedroom suite ♦ 3 further bedrooms
♦ shower room ♦ separate w.c. ♦ rear garden
♦ 132 sq m (1,411 sq ft) ♦ EPC=E

Guide £1.795 million
Freehold



HIGHBURY GARDENS, N7

Terrific apartment in this
award winning development

Dual aspect reception room/kitchen
♦ 2 bedrooms (1 en suite) ♦ further bathroom
♦ gated development ♦ day porter
♦ 70 sq m (750 sq ft) ♦ EPC=C

Guide £675,000
Leasehold



RICHMOND CRESCENT, N1

Semi-detached early Victorian freehold house with west-facing garden

Double reception room ♦ family/cinema room ♦ kitchen/dining room ♦ master bedroom suite ♦ 3 further bedrooms
♦ bathroom ♦ shower room ♦ storage ♦ utility room ♦ west-facing garden ♦ 234 sq m (2,524 sq ft) ♦ EPC=E

Guide £3.35 million ♦ Freehold



ISLINGTON GREEN, N1

Remarkable three bedroom penthouse apartment overlooking Islington Green

Open plan reception room/kitchen/dining room ♦ further reception room ♦ 3 bedrooms (2 en suite) ♦ bathroom
♦ utility room ♦ roof terrace ♦ Juliette balconies ♦ 196 sq m (2,106 sq ft) ♦ EPC=C

Guide £2.85 million ♦ Leasehold



ELLINGTON STREET, N7

Beautifully presented first floor apartment

Reception room ♦ kitchen ♦ bedroom ♦ bathroom ♦ 42 sq m (455 sq ft) ♦ Grade II listed

Guide £525,000 ♦ Leasehold



COLEBROOKE ROW, N1

Garden maisonette within this handsome Grade II listed terrace

Open plan reception room/kitchen/dining room ♦ further reception room/garden room ♦ 2 bedrooms (1 en suite)
♦ bedroom 3/study ♦ further bathroom ♦ 85 ft garden ♦ 140 sq m (1,509 sq ft) ♦ Grade II listed

Guide £1.675 million ♦ Leasehold



DOVES YARD, N1

Three bedroom house in a gated mews

- ◆ 17 ft reception room ◆ dining room ◆ kitchen
- ◆ 3 bedrooms (1 en suite) ◆ bathroom
- ◆ separate w.c. ◆ garden ◆ off-street parking
- ◆ 100 sq m (1,077 sq ft) ◆ EPC=C

Guide £1.3 million

Freehold



TREMATON WALK, N1

Two bedroom apartment
with exceptional roof terrace

- ◆ Open plan reception room/kitchen
- ◆ 2 bedrooms (1 en suite) ◆ further bathroom
- ◆ 204 sq ft terrace ◆ 71 sq m (764 sq ft)
- ◆ EPC=B

Guide £875,000

Leasehold



MILDMAY GROVE NORTH, N1

Pretty Victorian townhouse
full of period features

Through reception room ♦ kitchen/dining room
♦ 4 bedrooms ♦ family bathroom ♦ w.c.
♦ utility room ♦ garden ♦ 149 sq m (1,604 sq ft)
♦ EPC=E

Guide £1.425 million
Freehold



WHISTLER STREET, N5

Beautiful Victorian freehold house
close to Highbury Fields

Through reception room ♦ kitchen
♦ 2 bedrooms ♦ bathroom ♦ garden
♦ 67 sq m (722 sq ft) ♦ EPC=E

Guide £920,000
Freehold



CLAREMONT SQUARE, N1

Beautifully presented end of terrace Grade II listed home

First floor reception room ♦ further reception room/dining room ♦ open plan kitchen/dining room ♦ master bedroom suite
♦ 4 further bedrooms ♦ 2 bathrooms ♦ vaults ♦ rear garden ♦ 250 sq m (2,691 sq ft) ♦ Grade II listed

Guide £2.995 million ♦ Freehold



HIGHBURY STADIUM SQUARE, N5

Spacious one bedroom apartment with balcony

Open plan reception room/kitchen ♦ bedroom ♦ bathroom ♦ storage ♦ 24 hour concierge
♦ balcony ♦ communal gardens ♦ 53 sq m (570 sq ft) ♦ EPC=B

Guide £395,000 ♦ Leasehold



NEW NORTH ROAD, N1

Immaculately presented top floor apartment

Open plan reception room/kitchen ♦ bedroom ♦ bathroom ♦ refurbished communal parts
♦ 48 sq m (520 sq ft) ♦ EPC=F

Guide £432,000 ♦ Share of Freehold



FURLONG ROAD, N7

Early Victorian semi-detached house with 160 ft rear garden

Double reception room ♦ dining room/further reception room ♦ kitchen ♦ 4/5 bedrooms ♦ 3 bathrooms ♦ utility room
♦ front and rear gardens ♦ off-street parking ♦ 325 sq m (3,507 sq ft) ♦ Grade II listed

Guide £3.85 million ♦ Freehold

COPENHAGEN STREET, N1

Excellent two bedroom flat
with fantastic potential

Reception room ♦ kitchen ♦ 2 bedrooms
♦ bathroom ♦ 37 sq m (397 sq ft)
♦ EPC=E

Guide £450,000
Leasehold



MILDMAY GROVE NORTH, N1

Attractive split level garden maisonette

Reception room ♦ kitchen ♦ 2 bedrooms
♦ bathroom ♦ w.c. ♦ utility cupboard
♦ rear garden ♦ 85 sq m (915 sq ft) ♦ EPC=D

Guide £599,999
Share of Freehold





AUGUSTAS LANE, N1

Mezzanine apartment in an award winning Victorian school conversion

Double height reception room
♦ open plan kitchen ♦ bedroom ♦ bathroom
♦ separate w.c. ♦ concierge
♦ 63 sq m (686 sq ft) ♦ EPC=E

Guide £620,000

Leasehold



OCKENDON ROAD, N1

Spacious two bedroom maisonette with outside patio

Reception room ♦ kitchen ♦ 2 bedrooms
♦ bathroom ♦ rear patio courtyard
♦ 65 sq m (708 sq ft) ♦ EPC=D

Guide £599,950

Leasehold



SOUTHGATE ROAD, N1

Stunning two bedroom garden maisonette

Open plan reception room/dining room/kitchen ♦ 2 bedrooms ♦ 2 bathrooms
♦ garden ♦ 118 sq m (1,273 sq ft) ♦ EPC=C

Guide £850,000 ♦ Share of Freehold



CANONBURY PARK NORTH, N1

Immaculately presented family home in Canonbury

Open plan reception room/kitchen ♦ master bedroom suite ♦ 3 further bedrooms ♦ family bathroom ♦ shower room
♦ utility room ♦ additional side entrance ♦ front and rear gardens ♦ 126 sq m (1,363 sq ft) ♦ EPC=E

Guide £1.395 million ♦ Freehold



ROBINSWOOD MEWS, N5

Detached house in a private mews next to Highbury Fields

Double height drawing room ♦ 2 reception rooms ♦ Corian kitchen with Miele appliances ♦ 3 bedrooms ♦ 2 bathrooms
♦ garden ♦ patio ♦ balcony ♦ off-street parking ♦ 138 sq m (1,485 sq ft) ♦ EPC=C

Guide £1.65 million ♦ Freehold



DOWNHAM ROAD, N1

Immaculately presented period maisonette with decked terrace

Open plan reception room/kitchen ♦ 2 bedrooms ♦ bathroom ♦ south-facing terrace
♦ 75 sq m (808 sq ft) ♦ EPC=D

Guide £675,000 ♦ Share of Freehold

SOUTHGATE ROAD, N1

An extended end of terrace home with a mature rear garden

Elegant first floor reception room ♦ 2 further reception rooms ♦ kitchen/dining room
♦ 4 bedrooms ♦ 2 bathrooms ♦ shower room
♦ rear garden ♦ off-street parking ♦ garage/studio
♦ 224 sq m (2,419 sq ft) ♦ EPC=F

Guide £1.585 million
Freehold



LECONFIELD ROAD, N5

Fabulous upper maisonette with roof terrace

Reception room ♦ kitchen ♦ 2 bedrooms
♦ bathroom ♦ roof terrace ♦ 73 sq m (791 sq ft)
♦ EPC=D

Guide £725,000
Share of Freehold



SOUTHGATE GROVE, N1

Attractive early Victorian townhouse set over three floors

Through reception room ♦ conservatory
♦ kitchen ♦ master bedroom suite
♦ 2 further bedrooms ♦ shower room
♦ front garden ♦ 60 ft rear garden
♦ 117 sq m (1,266 sq ft) ♦ EPC=E

Guide £1.45 million
Freehold



HORNSEY ROAD, N7

Spacious three bedroom apartment with private garden

Entrance hall ♦ open plan reception room/kitchen
♦ 3 bedrooms ♦ bathroom ♦ shower room
♦ rear garden ♦ 125 sq m (1,356 sq ft) ♦ EPC=D

Guide £699,950
Leasehold





SOTHEBY ROAD, N5

Beautifully presented maisonette with private rear garden

Reception room ♦ kitchen/breakfast room ♦ 2 bedrooms ♦ bathroom ♦ rear garden
76 sq m (820 sq ft) ♦ EPC=E

Guide £795,000 ♦ Share of Freehold



THORNHILL ROAD, N1

Beautifully presented apartment with communal garden in Barnsbury

Reception room ♦ study ♦ kitchen/dining room ♦ bedroom ♦ bathroom ♦ w.c. ♦ balcony ♦ communal garden
♦ 71 sq m (767 sq ft) ♦ Grade I listed

Guide £775,000 ♦ Share of Freehold



BINGHAM STREET, N1

Beautifully presented Grade II listed home with large rear garden

Through reception room w kitchen/dining room ♦ 3 bedrms (1 en suite) ♦ bathroom
♦ 2 cloakrooms ♦ 86 ft rear garden ♦ front terrace ♦ 150 sq m (1,615 sq ft) ♦ EPC=C

Guide £1.575 million ♦ Freehold



TURNER PARADE, N1

Detached family home in the heart of Barnsbury

First floor reception room ♦ 29 ft open plan reception room/kitchen/dining room ♦ 4 bedrooms (2 en suite)
♦ family bathroom ♦ 24 hour concierge ♦ garden ♦ garaged parking ♦ 162 sq m (1,744 sq ft) ♦ EPC=C

Guide £2.15 million ♦ Freehold



HIGHBURY PLACE, N5

Two bedroom lateral apartment overlooking Highbury Fields

Reception room ♦ kitchen ♦ 2 bedrooms
♦ bathroom ♦ 60 sq m (641 sq ft) ♦ Grade II listed

Guide £799,999

Share of Freehold



RIPPLEVALE GROVE, N1

Three bedroom apartment in the heart of Barnsbury

Reception room ♦ kitchen ♦ master bedroom suite
♦ 2 further bedrooms ♦ shower room
♦ 95 sq m (1,027 sq ft) ♦ EPC=E

Guide £895,000

Leasehold



BLACKTHORN AVENUE, N7

Beautifully presented apartment
in this highly regarded development

Open plan reception room/kitchen ♦ bedroom
♦ bathroom ♦ courtyard ♦ lift ♦ concierge
♦ 42 sq m (454 sq ft) ♦ EPC=C

Guide £425,000

Leasehold



GAINSBOROUGH STUDIOS, N1

Unique penthouse apartment with
roof terrace overlooking Regent's Canal

Open plan reception room/kitchen
♦ 2 bedrooms ♦ 2 bathrooms ♦ parking
♦ terrace ♦ 97 sq m (1,047 sq ft) ♦ EPC=C

Guide £1.1 million

Leasehold



CLOUDESLEY SQUARE, N1

Spacious garden flat in need of modernisation in prime Barnsbury

Reception room ♦ kitchen ♦ 2 bedrooms ♦ bathroom
♦ 3 under pavement storage cupboards ♦ rear garden ♦ 76 sq m (813 sq ft) ♦ EPC=D

Guide £750,000 ♦ Leasehold

More successes from our local offices



SOLD

FITZROY SQUARE · FITZROVIA

Elegant regency building on one of London's finest Georgian squares

Guide £5.95 million

Savills Marylebone · Georgie Tarry
020 3527 0400 · gtarry@savills.com



SOLD

HIGHGATE WEST HILL · HIGHGATE

Lovely Regency family house with large garden

Guide £4.75 million

Savills Hampstead · Simon Edwards
020 7472 5000 · sedwards@savills.com



SOLD

BERNERS STREET · FITZROVIA

Newly refurbished contemporary 'loft-style' apartment with a lift and terrace

Guide £1.795 million

Savills Marylebone · Nick Poppe
020 3527 0400 · npoppe@savills.com



SOLD

HAMPSTEAD HIGH STREET · HAMPSTEAD

Newly refurbished loft-style apartments in the centre of Hampstead Village

Guide £2.1 million

Savills Hampstead · Peter Brookes
020 7472 5000 · pbrookes@savills.com



SOLD

ALBANY STREET · REGENT'S PARK

A unique low built detached villa
in Regent's Park

Guide £6.25 million

Savills St John's Wood · Zach Madison
020 3043 3600 · zmadison@savills.com



SOLD

HAGGERSTON ROAD · DALSTON

Three bedroom house overlooking
Stonebridge Gardens

Guide £1,399,950

Savills Shoreditch · Elliot Fensom
020 7578 6200 · efensom@savills.com



SOLD

CARLTON HILL · ST JOHN'S WOOD

A striking Grade II listed house
offered in excellent condition

Guide £8.95 million

Savills St John's Wood · Giles Elliott
020 3043 3600 · gelliott@savills.com



SOLD

PRINCELET STREET · SPITALFIELDS

Extremely rare, original factory conversion
in Spitalfields

OIEO £2 million

Savills Shoreditch · Gavin Kennedy
020 7578 6200 · gkennedy@savills.com

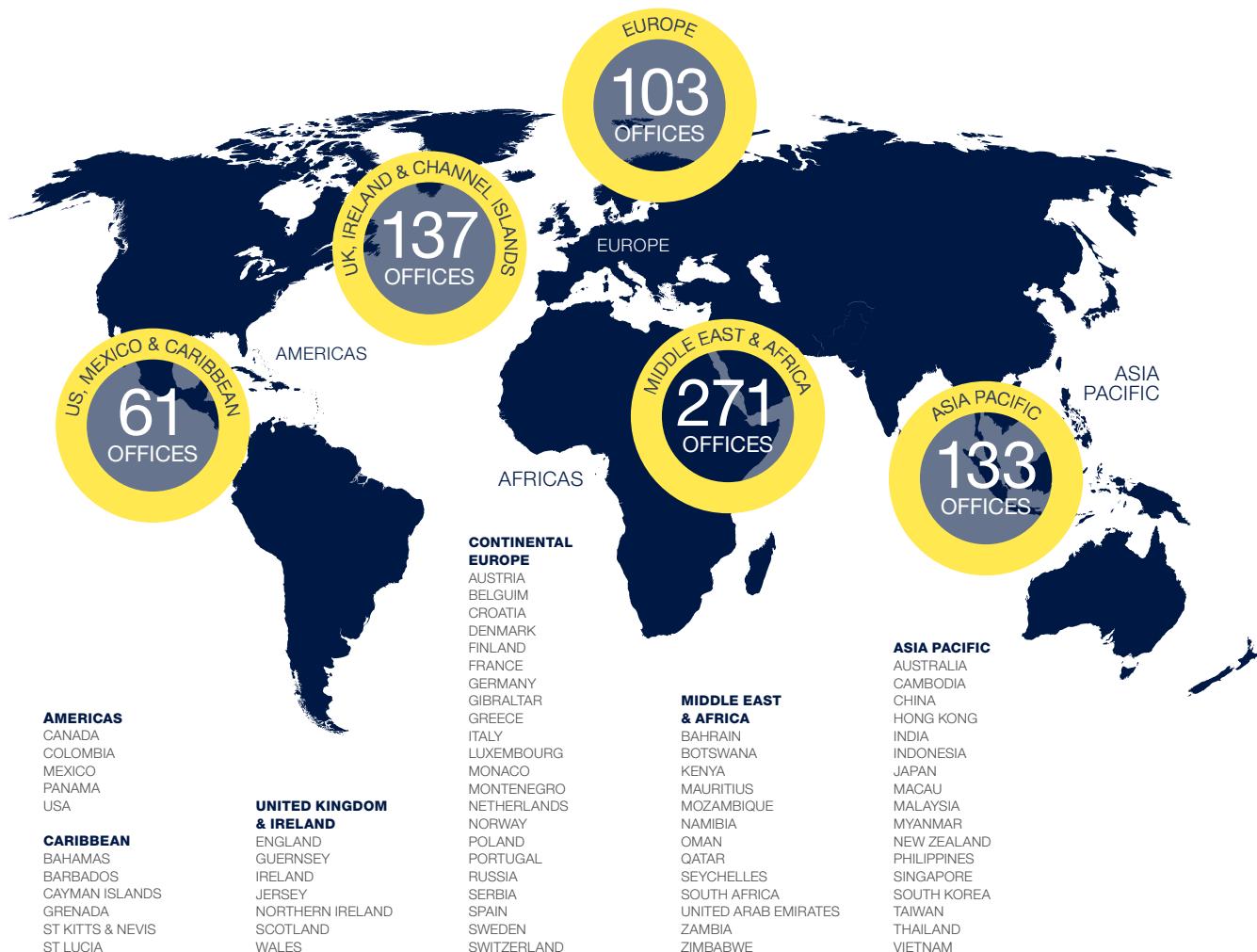
Your local agent...

Savills has a network of 37 offices across London and can offer you local expertise wherever you are in the capital.



...with a global reach

Thanks to our network of over 700 offices and associates worldwide, we can show your London home to people pretty much anywhere.



Your local team

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“

Adam and Abbie particularly (although all the team were fantastic) were very helpful and patient in what turned out to be a protracted sale and purchase. Without a doubt had the team not been so proactive the transaction would have almost certainly not happened.

”

Vendor, New North Road

“

Our experience of Savills was very positive. I think you managed the process very well and “smoothed out” any bumps along the way. It is a very personal event when selling a house, especially one in which I had lived for 16 years and I think you and Paul, and indeed Abbie, dealt with us in a sensitive and caring manner.”

Vendor, Canonbury Park South

“

It’s important to feel you can trust the person you are dealing with and that you get honest feedback, especially when negotiations get tricky. We definitely had that with Jo and Libbi, so we were very happy with the way everything was handled.”

Vendor, Grange Grove

“

My experience with Savills has been satisfactory and successful... I found you personable, straight forward and responsive which is key. We were looking for approx 2 years and throughout that process you kept feeding us property and not wasting our time once you understood our brief which was quite specific.”

Vendor, Aberdeen Road

“

We were expecting to be impressed by Savills Islington but not this impressed! They were all outstanding.”

Vendor, De Beauvoir

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