

GETTING OUTGETAWAY

IN NEW HOUSE IN ISLINGTON

Queen Margaret's Grove, N1: a modern detached house in the grounds of a Gothic church



WHAT YOU GET: Three bedrooms, two bathrooms, one main reception room and an open-plan kitchen, plus a double-height conservatory with a glass roof. Garden on four sides. Off-street parking.

WHERE IT IS: Queen Margaret's Grove is on the edge of Islington, very close to Dalston rail station but a solid hike to the better-connected Highbury and Islington Tube, which is on the Victoria Line.

UPSIDE: Unlike an up-and-down terrace house, the property feels horizontal, and there's much less stair-work than a terrace.

DOWNSIDE: A glass ceiling demands a monthly visit from a ladder-and-squeegee man.

COST: £595,000 **CONTACT:** Holden Matthews, 020-7226 1313; Thomson Currie, 020-7354 5224