

THORNHILL ROAD

ISLINGTON • N1









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A magnificent late Georgian, double fronted house which has been recently refurbished to a high standard by the current owner with elegant accommodation over 4 floors and 2 West facing decked terraces.

EPC: E

3 reception rooms • Dining room • Cinema room
Kitchen • 4 bedrooms with en suite bathrooms • Guest WC
Store room • 2 gardens • Roof terrace • Patio

Thornhill Road is a very popular street in the heart of Barnsbury and within close proximity from both the renowned Albion Pub & Hemingford Arms. The house is located close to the boutique shops and fabulous restaurants, bars and coffee shops of Angel & Upper Street.

Transport links are available at Angel (Northern Line – 0.9 miles) and Highbury & Islington (Victoria Line, Overground & Mainline services – 0.5 miles).

Please note all distances are approximate.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Accommodation

Retaining a wealth of period features including fireplaces, ornate cornicing, sash windows and folding shutters. Recently refurbished and extended, the house features 2 generous double reception rooms, situated either side of the entrance hallway, both with fireplaces and parquet flooring. The main reception room has French double doors leading onto a wonderful decked terrace to the rear, with in built seating area.

On the lower ground floor there is a beautiful open plan kitchen and dining area leading onto a further reception room. In addition there is also a separate cinema room and wine cellar. On the first floor there is the master bedroom with a spacious en suite bathroom with a free standing bath and walk in shower. Additionally, there is a further bedroom, currently being used as a dressing room, with fitted wardrobes and a built in dressing table, together with an en suite shower room. The second floor comprises of 2 further bedrooms, both with separate WC's and walk in showers. One of the bedrooms has a double doors leading onto a west facing roof terrace.

Local Authority

London Borough of Islington

Tenure

Freehold

Guide Price

£3,500,000

Viewings

To arrange a viewing please contact our Islington Sales team on 020 3657 7340 or via email at islington@knightfrank.com

THORNHILL ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2501 SQ FT - 232.34 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2321 SQ FT - 216.62 SQ M

(EXCLUDING RESTRICTED HEIGHT AREA & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 103 SQ FT - 9.57 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 77 SQ FT - 7.18 SQ M



FOR ILLUSTRATION PURPOSES ONLY

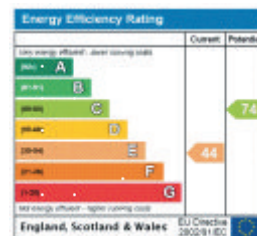
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