



Cludesley Road, N1

£1,700,000

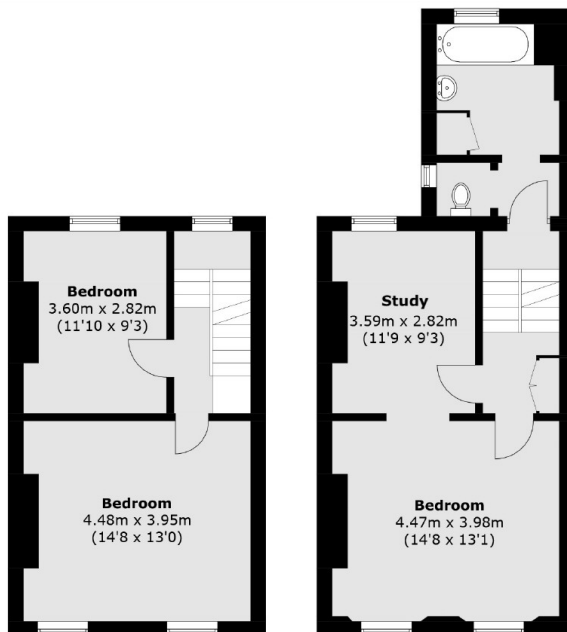
A rare opportunity to acquire a characterful renovation project in prime-Barnsbury, offered with the benefit of approved planning permission, this Grade II listed Georgian home is sold chain free. Entering on the ground floor, there is a double reception room with open fire places, family bathroom and access to a rear private garden. Downstairs comprises dining area and kitchen. The first and second floors comprise three bedrooms, study and second family bathroom. Full plans available upon request.

The property is ideally located between Liverpool Road and Barnsbury Road, affording easy access to Angel (Northern Line), Highbury & Islington (Victoria Line & National Rail) and King's Cross/St Pancras is only one stop away for national and European travel. Upper Street's vibrant shops, restaurants, and bars are just a short walk away, while acclaimed local pubs such as The Albion and The Drapers Arms are close at hand.

Features

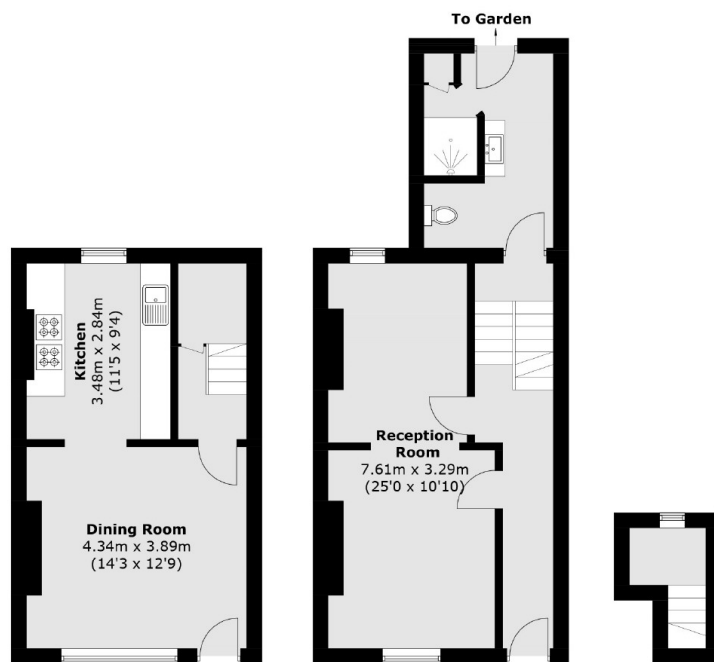
- Grade II Listed
- Renovation Potential
- Planning Permission Approved
- Freehold House
- Three Bedrooms
- Two Bathrooms

Cloudesley Road, London, N1



Second Floor

First Floor



Lower Ground Floor

Ground Floor

Third Floor

Total area (approx.): 159.2 sq. m (1,713.3 sq. ft)

Dexters

Islington
76 Upper Street
London
N1 0NU
Sales
020 7483 6373

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated
Estate Agent
and Letting Agent

[dexters.co.uk](https://www.dexters.co.uk)