

**Cloudesley Road N1 0EB**  
**Asking price of £2,300,000 Freehold**  
**For Sale by Daniel Rose Residential Ltd**



**Set within the prestigious Barnsbury Conservation Area in the heart of Islington, is this newly internally refurbished Grade II Listed Georgian House.**

**On entering the ground floor, you are greeted by a spacious double reception with large sash windows and boasting solid oakwood flooring and two original feature fireplaces.**

**At the rear, you have a WC and utility room leading onto a spacious patio garden.**

**The lower ground floor with wood flooring, comprises of a modern, fully integrated kitchen and a dining area leading onto the rear garden and storage units.**

**Onto the first floor, where you will find the main bedroom with double sash windows, a second good size bedroom, and a family bathroom with a separate double shower**

**\* GRADE II LISTED \* 1822 SQ FT \* NEWLY REFURBISHED \* FOUR DOUBLE BEDROOMS \* DOUBLE RECEPTION \* TWO BATHROOMS \* TWO PATIO GARDENS \* HIGH CEILINGS \* CLOSE TO TRANSPORT \* CHAIN FREE \* COUNCIL TAX BAND: G \* EPC BAND: D.**

**To arrange a viewing please contact our office on 020 7359 4493 or via email [info@danielrose.net](mailto:info@danielrose.net)**

## Reception



## Kitchen Diner



## Bedrooms 1&2



**Bedrooms 3&4**



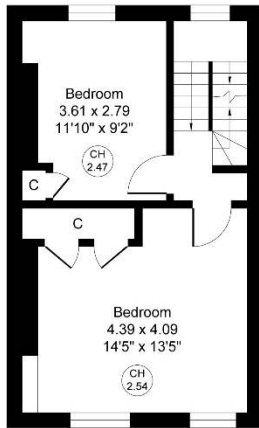
**Bathrooms**



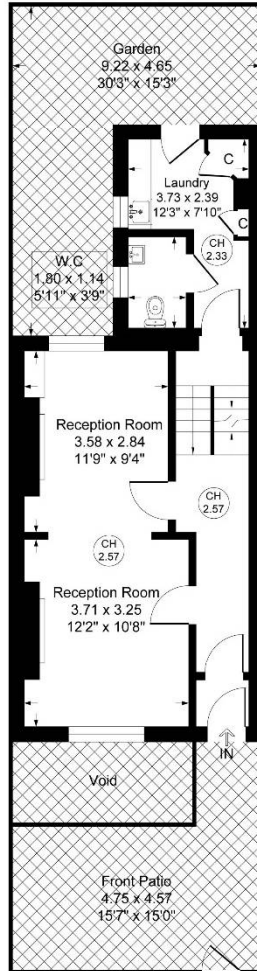
**Utility Rm/Garden**



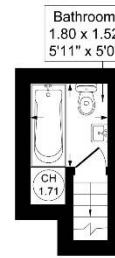
Cloudsley Road, London N1  
 Approximate Gross Internal Floor Area = 169.3 sq m / 1822 sq ft



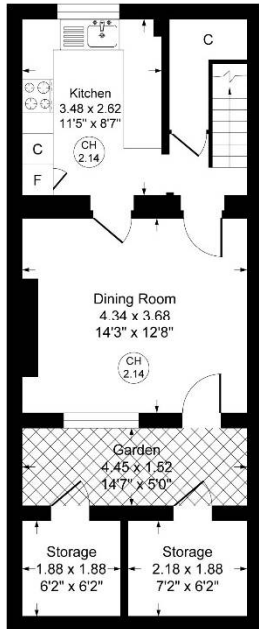
Second Floor



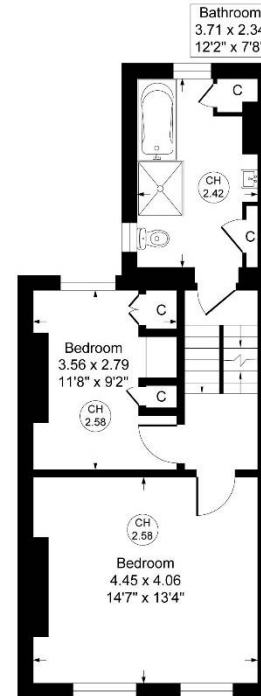
Ground Floor



Third Floor



Lower Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	