



# Cloudesley Square

Barnsbury, N1

Asking Price £1,200,000

A beautifully presented garden apartment converted across the lower levels of an imposing, end of terrace Grade II listed building, set on one of Barnsbury's most prestigious garden squares.



# Cloudesley Square

## Barnsbury, N1

- Two double bedrooms
- Maisonette
- Ornate period details throughout
- Private entrance
- Private section of the rear garden
- Prestigious garden square
- Moments from Angel & Upper Street



A beautifully presented garden maisonette converted across the lower levels of an imposing, end of terrace Grade II listed building, set on one of Barnsbury's most iconic garden squares. Accommodation is spacious and comprises; a private entrance on Cloudesley Street, which opens into the hallway, providing access to a bedroom on the ground floor, with stairs leading to the principal bedroom suite which occupies the entire lower level, with an en-suite bathroom suite with beautiful marble flooring, dressing area and vast bedroom. Stairs lead from the hallway to the upper level, which features a large kitchen which leads to the reception area which spans the full width of the building and is bathed in natural light courtesy of the two large sash windows which frame the views of Cloudesley Square. The reception space features ornate details which include an ornate marble fireplace, detailed ceiling rose and corning. The separate dining space is set on the lower half landing at the rear of the building and provides access to the private c 30 ft rear garden. A special maisonette rarely available on the open market. Cloudesley Square is a fabulous garden square in an idyllic location, situated in the heart of Barnsbury, retaining fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. The property affords superb access to the transport at Angel Underground (Northern Line) and Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the The Pig & Butcher, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. The Kings Cross regeneration/ development which includes Granary Square, new restaurants and shops, and a Waitrose, are within close proximity.

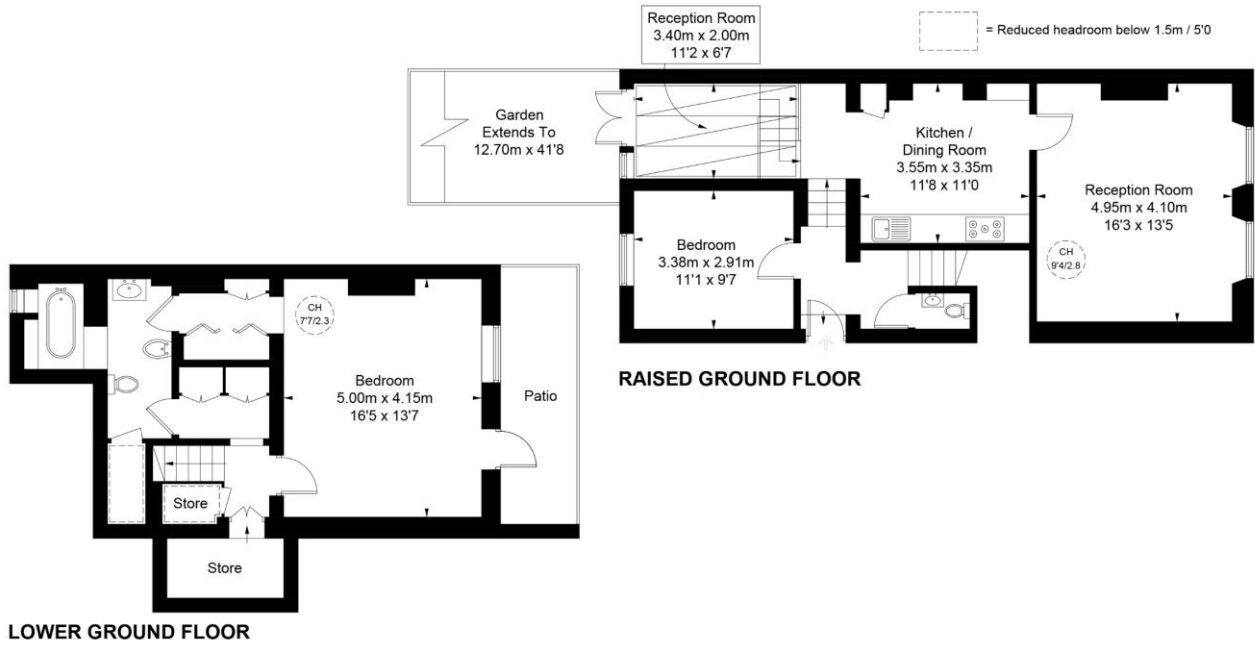
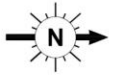
**Tenure:** Share of Freehold  
**Service Charge:** £1,168 per annum  
**Local Authority:** Islington Council  
**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Islington Sales

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# CLOUDESLEY SQUARE, N1



APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 482 SQ FT / 44.8 SQ M (EXCLUDING REDUCED HEADROOM)  
 RAISED GROUND FLOOR = 672 SQ FT / 62.4 SQ M  
 REDUCED HEADROOM = 26 SQ FT / 2.4 SQ M  
 TOTAL = 1180 SQ FT / 109.6 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1018883)

