



# Richmond Avenue

Barnsbury, N1

Asking Price £3,750,000

A substantial and characterful, Grade II listed Georgian family home, set on a prestigious street within the Barnsbury conservation area and benefitting from a superb South facing garden.

CHESTERTONS



# Richmond Avenue

## Barnsbury, N1

- Substantial family home
- Grade II listed
- Five bedrooms
- Four bathrooms
- Fabulous c 44ft South facing rear garden
- Ormate period details throughout
- Set on one of Barnsbury's most prestigious streets
- Easy access to Granary Square & Coal Drops Yard



Accommodation is light filled and generously proportioned comprising; a grand entrance hallway set on the side which retains detailed coving and ceiling roses, with the dual reception space occupying the raised ground floor, which retains beautiful period details including, coving, fireplace(s) & ceiling roses, along with the large sash windows which bathe the space in light. There is an additional, more relaxed reception area at the front of the lower level, with the kitchen set in between this and the dining area in the elegant conservatory, which in turn leads to the serene c.44ft South facing rear garden. It should be noted there is also a bathroom suite on the lower level. The principal bedroom features an en-suite shower room and also retains original features and is housed at the front of the first floor, with a double bedroom positioned behind. The family bathroom suite is also on this level. There are three double bedrooms on the top floor, with a helpful bathroom set on the upper half landing, as well as access to the roof terrace. Ideally situated in prime Barnsbury on Richmond Avenue, the property retains fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. Further transport providing excellent links around London can be found nearby at Angel Station (Northern Line); Highbury & Islington Station (National Rail & Victoria Line); Barnsbury Station (London Overground); and Caledonian Road Station (London Overground and Piccadilly Line) with trains through the West End and out to Heathrow. The buzz of Upper Street is only a short walk away. Celebrated gastropubs The Duchess of Kent, 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 new Kings Cross development which includes Granary Square, new restaurants and shops, and a brand new Waitrose are within close proximity.

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**Tenure:**Freehold

**Local Authority:** Islington Council

**Council Tax Band:** G

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### *Chestertons Islington Sales*

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# RICHMOND AVENUE, N1



APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 873 SQ FT / 81.1 SQ M (EXCLUDING REDUCED HEADROOM)  
 RAISED GROUND FLOOR = 529 SQ FT / 49.1 SQ M  
 FIRST FLOOR = 568 SQ FT / 52.8 SQ M  
 SECOND FLOOR = 428 SQ FT / 39.8 SQ M  
 MEZZANINE = 48 SQ FT / 4.5 SQ M  
 REDUCED HEADROOM = 3 SQ FT / 0.3 SQ M  
 VAULTS (INCLUDING REDUCED HEADROOM) = 140 SQ FT / 13.0 SQ M  
 EXTERNAL STORE / BOILER = 11 SQ FT / 1.0 SQ M  
 TOTAL = 2600 SQ FT / 241.6 SQ M  
 LOFT = 440 SQ FT / 40.9 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. (ID971706)

