



# Barnsbury Road

Barnsbury, N1

Asking Price £2,500,000

A charming five double bedroom, Georgian Grade II listed mid-terraced Freehold built in c 1820 with accommodation arranged over five floors, with a private rear garden, roof terrace and beautiful views across the greenery of Barnard Park.



# Barnsbury Road

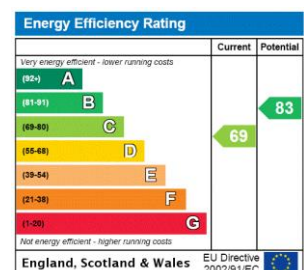
## Barnsbury, N1

- Five double bedroom Georgian house
- Grade II listed
- Roof terrace
- Private rear garden
- Wonderful views across Barnard Park
- Superb access to Angel & Kings Cross/ St Pancras International



Accommodation comprises kitchen/dining room to the front on the lower ground floor, with a bedroom to the rear. The raised ground floor is home to a reception room to the front with exposed floor boards and working shutters. To the rear is another room which is currently being used as a bedroom, along with a guest WC and access out to the rear garden. On the 1st floor can be found a wonderful reception room a fabulous aspect across Barnard Park, along with floor to ceiling sash windows, working shutters and exposed floor boards. To the rear is another double bedroom. The 2nd floor is home to another well-proportioned double bedroom, with a large family bathroom to the rear complete with walk-in shower and separate bath. The house is topped off with another double bedroom on the 3rd floor complete with en-suite shower room. There is a small terrace to the rear and a second more substantial terrace to the front. Set within a quiet enclave in Barnsbury to the West of Liverpool Road, affording superb access to Angel Underground station (Northern Line), along with Highbury & Islington station (National Rail and Victoria Line trains) and King's Cross station (National Rail and Piccadilly Line, Northern Line, Victoria Line, Circle, Hammersmith and City and Metropolitan Line trains). The buzz of Upper Street is only a short walk, alternatively the gastro pubs of the Albion and the Drapers Arms can be found moments away within Barnsbury, with the supermarkets of Waitrose and Sainsburys located at the Southern end of Liverpool Road, close to Angel. Both Highbury & Islington and Kings Cross/St Pancras are equidistant on foot, both of which are ideal for an evening out, with Kings Cross offering excellent transport around London or travelling to Europe.

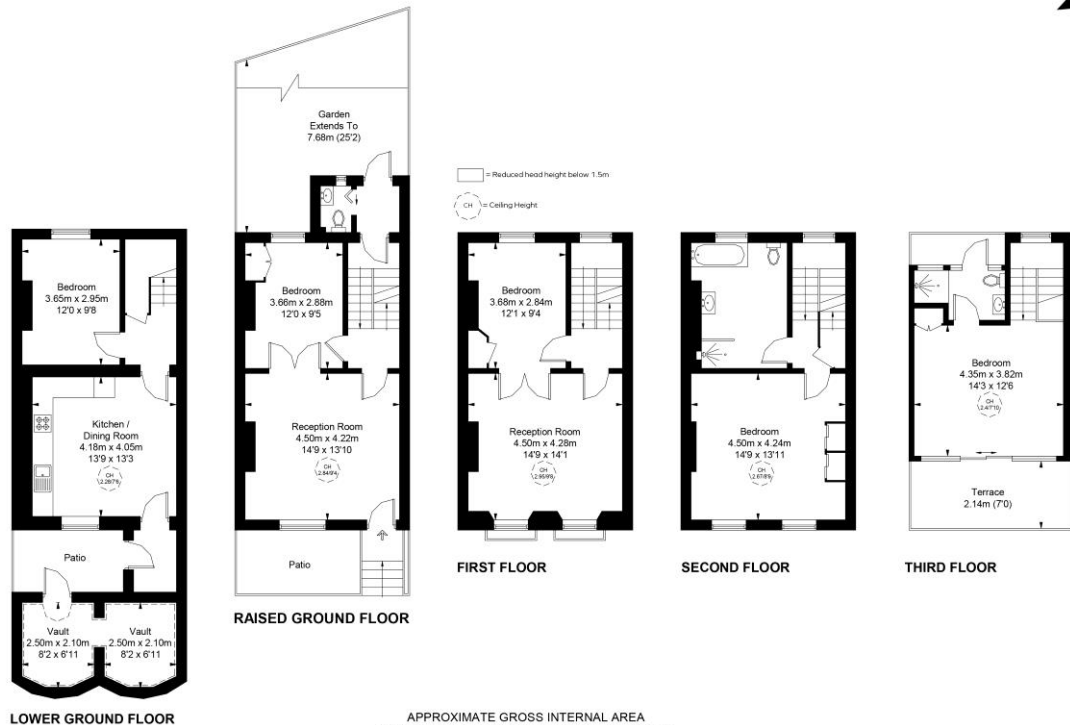
**Tenure:** Freehold  
**Local Authority** Islington  
**Council Tax** Band G



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# BARNSBURY ROAD, N1



**LOWER GROUND FLOOR**

**VAULT AREA AND SHAPE ARE ESTIMATED (Could not be accessed at the time of visit)**

**RAISED GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**THIRD FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 407 SQ FT / 37.8 SQ M  
 RAISED GROUND FLOOR = 434 SQ FT / 40.3 SQ M  
 FIRST FLOOR = 390 SQ FT / 36.2 SQ M  
 SECOND FLOOR = 390 SQ FT / 36.2 SQ M  
 THIRD FLOOR = 265 SQ FT / 24.7 SQ M  
 VAULTS = 116 SQ FT / 10.8 SQ M (INCLUDING REDUCED HEADROOM)  
 TOTAL = 2002 SQ FT / 186.0 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. (ID988427)

