



Barnsbury Street

Barnsbury, N1

Guide Price £3,250,000

A design led and light filled Grade II listed, yellow stock brick and stucco fronted Georgian Freehold, constructed in c. 1836, peacefully set moments from Lonsdale Square gardens on one of Barnsbury's most desirable streets, offering easy access to Upper Street & Angel (Underground) whilst being ideally located for all of what recently regenerated Coal Drops Yard & Granary Square in Kings Cross have to offer.

Accommodation is substantial, spanning c. 2,491 sqft and comprises; a grand entrance hallway complete with original floorboards, detailed coving and ceiling roses. The beautiful drawing room occupies the raised level, sun soaked courtesy of the dual aspect, large sash windows and high ceilings. It should be noted that the space retains ornate details including, fireplaces, coving and ceiling roses. The lower level features an impressive kitchen/dining/additional reception space, which has two access points. One via the original staircase or from the rear split level. The latter is housed within a clever, glazed rear extension which also provides access to the secluded, South facing rear garden.



Barnsbury Street

Barnsbury, N1

- Substantial Grade II listed Freehold
- Ornate period details throughout
- Striking, glazed rear extension
- South facing rear garden
- Built in c. 1836
- Four bedrooms
- Two bathrooms
- Positioned in arguably Barnsbury's most sought after location
- Moments from the greenery of Lonsdale Square gardens and the renowned "The Drapers Arms" & "The Albion"
- Well placed for access to Upper Street & Angel (Underground)



The kitchen is the focal point of the house, with a real focus on entertaining space, with an additional and more informal reception space housed at the front of this level. The principal bedroom is set at the front of the first floor with dual floor to ceiling windows allowing plenty of natural light which, along with the impressive volume, must be viewed in person to be appreciated. There is an additional double bedroom set behind with one of the bathroom suites set on the split level between the raised and first floor(s). The space is replicated upstairs with two further double bedrooms above, along with an additional bathroom suite positioned on the upper half landing. The whole house but notably the top floor is drenched in sunlight courtesy of the skylights above the hallway. An exceptional home that 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.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band G

Chestertons Islington Sales

327-329 Upper Street

Islington

London

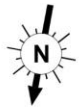
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

BARNSBURY STREET, N1



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. (ID1079614)

