



# Malvern Terrace

Barnsbury, N1

Offers in excess of £2,500,000

A rare opportunity to acquire a Grade II listed, low level terraced Villa, built in c. 1839-1841 by Joseph Kay, Surveyor to Thornhill Estate, with stucco dressings, set on a peaceful cul-de-sac in Barnsbury, fronting Thornhill Road gardens.





# Malvern Terrace

Barnsbury, N1

- Grade II listed
- Constructed c. 1839-1841
- Low level villa
- Fronting the greenery of Thornhill Road gardens
- One of the Barnsbury Conservation Area's most sought after streets
- Moments from The Albion & The Drapers Arms
- Well located for access to Upper Street & Kings Cross and all of its celebrated amenities, notably Coal Drops Yard & Granary Square



A rare opportunity to acquire a Grade II listed, low level terraced Villa, built in c. 1839-1841 by Joseph Kay, Surveyor to Thornhill Estate, with stucco dressings, set on a peaceful cul-de-sac in Barnsbury, fronting Thornhill Road gardens. The house features a large front garden so rarely found in the borough with the step free entrance leading to the open space on the ground floor, which houses the sun soaked reception area at the front and dining area at the rear, which provides access to the kitchen area, discreetly tucked away at the rear of the ground floor, which, along with the dining space leads via French doors to the rear courtyard garden. There are two double bedrooms on the first (top) floor, with the large bathroom suite housed in between. The principal bedroom is set at the front of the first floor, and features floor to ceiling windows which perfectly frames the greenery of Thornhill Road gardens. Malvern Terrace is one of the most sought after locations in the heart of the Barnsbury conservation area 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.

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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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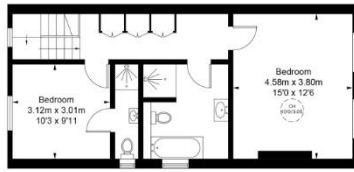
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# MALVERN TERRACE, N1



☐ = Reduced headroom below 1.5m / 5'0"      Ⓒ = Ceiling Height



**FIRST FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 685 SQ FT / 63.6 SQ M (EXCLUDING REDUCED HEADROOM)  
 FIRST FLOOR = 535 SQ FT / 49.7 SQ M  
 STORE = 15 SQ FT / 1.4 SQ M  
 REDUCED HEADROOM = 5 SQ FT / 0.5 SQ M  
 TOTAL = 1240 SQ FT / 115.2 SQ M

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