



Richmond Avenue

Barnsbury, N1

Offers in excess of £2,300,000

A rare opportunity to acquire a very substantial and characterful maisonette with the space and feel of a house, converted over the ground and upper three levels of an imposing, semi-detached Victorian building on Barnsbury's premier street.



Richmond Avenue

Barnsbury, N1

- Superb opportunity to acquire a very substantial maisonette situated in prime Barnsbury
- Four bedrooms
- Spacious private terrace
- Shared use of rear garden
- Light filled and abundance of retained character
- Semi detached
- Corner position
- Enviably located on Richmond Avenue
- Easy access to Upper Street & Kings Cross



A rare opportunity to acquire a very substantial and characterful maisonette with the space and feel of a house, converted over the ground and upper three levels of an imposing, semi-detached Victorian building, benefitting from its own grand private entrance, a private and spacious roof terrace, shared use of the garden and situated on arguably Barnsbury's most revered address with views to Barnsbury park opposite and over the gardens behind. Accommodation is generously proportioned and bathed in natural light. The entrance leads past the fourth bedroom / utility room / potential second bathroom on the lower half landing and on to the first floor kitchen / dining room and phenomenal reception space, featuring floor to ceiling windows, marble fireplace, ornate original coving, ceiling rose, and providing access to the roof terrace. The principal bedroom is housed at the front of the second floor along with the large family bathroom to the rear. There are two large double bedrooms on the top floor, with wonderful views over St. Pancras to the front and ample storage. Ideally situated on the corner of Richmond Avenue and Richmond Crescent and opposite the renowned "sphinx houses", 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.

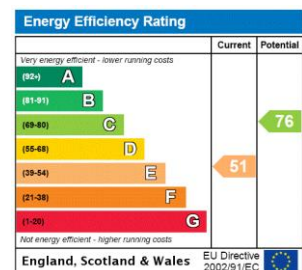
Tenure: Share of Freehold 996 years 9 months

Service Charge: £3000 buildings insurance

Ground Rent: £0 N/A

Local Authority: Islington Council

Council Tax Band: F



Chestertons Islington Sales

327-329 Upper Street

Islington

London

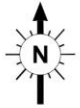
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RICHMOND AVENUE, N1



APPROXIMATE GROSS INTERNAL AREA
 RAISED GROUND FLOOR = 135 SQ FT / 12.5 SQ M
 FIRST FLOOR = 590 SQ FT / 54.8 SQ M (EXCLUDING REDUCED HEADROOM)
 SECOND FLOOR = 500 SQ FT / 46.5 SQ M
 THIRD FLOOR = 434 SQ FT / 40.3 SQ M (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM = 74 SQ FT / 6.9 SQ M
 TOTAL = 1733 SQ FT / 161.0 SQ M

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