



# Huntingdon Street

Barnsbury, N1

Asking Price £2,500,000

Nestled in a sought-after location, this charming five-storey, five-bedroom Georgian Terrace house with South facing garden set in this popular road in Barnsbury offering easy access to the transportation hub of Kings Cross St Pancras.

**CHESTERTONS**





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## Barnsbury, N1

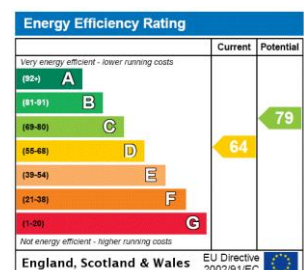
- Five-storey, five-bedroom home
- Versatile layout with two separate entrances
- Self-contained lower-ground apartment
- 41' South-facing garden with access from two levels
- Spacious dining room, kitchen, and conservatory
- Top-floor bedroom with en-suite & private roof terrace
- Prime location near amenities, schools, and transport links





Upon entering via the raised ground floor, you are welcomed into an elegant dining room that flows seamlessly into a well-appointed kitchen. A bright and airy conservatory extends the living space, leading through French doors to a 41' south-facing garden, perfect for outdoor entertaining. The lower ground floor—which has its own private entrance—currently functions as a self-contained one-bedroom apartment, ideal for guests, rental income, or home office space. The first floor features a spacious and inviting reception room, alongside a well-sized double bedroom, offering flexibility for use as a study or additional living space. Moving up to the second floor, you'll find the generous principal bedroom, a family bathroom, and a further bedroom/study, providing ample accommodation for a family. The top floor boasts another double bedroom with an en-suite bathroom and access to a charming roof terrace, offering far-reaching views. Huntingdon Street is superbly situated for the many amenities of Barnsbury, as well as in the catchment area for Thornhill Primary School. Transportation links are in abundance here with the hub of Kings Cross St Pancras within easy reach, as are the Underground stations of Angel and Caledonian Road, as well as being within close proximity to Caledonian Road & Barnsbury.

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



### *Chestertons Islington Sales*

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Approx Gross Internal Area 2260 Sq Ft - 209.95 Sq M

Approx. Floor Area Including Restricted Heights 2265 Sq Ft - 210.42 Sq M

For Illustration Purposes Only - Not To Scale  
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