



# Richmond Avenue

Barnsbury, N1

Guide Price £2,250,000

A particularly luminous, substantial and characterful maisonette with the space and feel of a house, converted over the ground and upper three levels of a handsome, semi-detached Victorian building. The property benefits from its own grand private entrance, a very spacious roof terrace, shared use of the garden and is situated on arguably Barnsbury's most revered address, with views to Barnsbury park opposite and over the gardens behind.

**CHESTERTONS**





# 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





The entrance hall 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 gardens to the rear. Ideally situated on the corner of Richmond Avenue and Richmond Crescent and with views over 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.

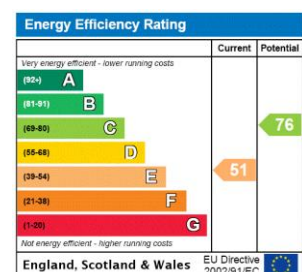
**Tenure:** Share of Freehold 996 years 2 months

**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

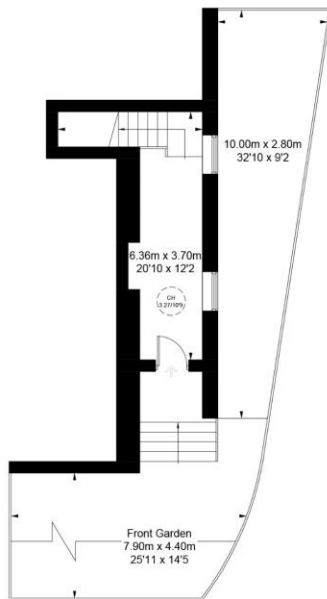
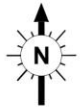
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islington@chestertons.co.uk

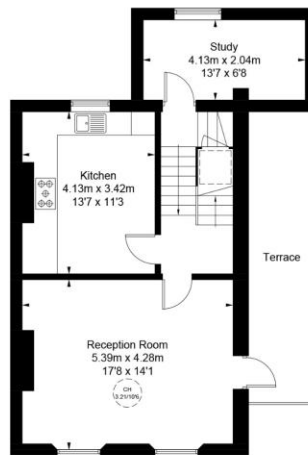
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# RICHMOND AVENUE, N1



**RAISED GROUND FLOOR**

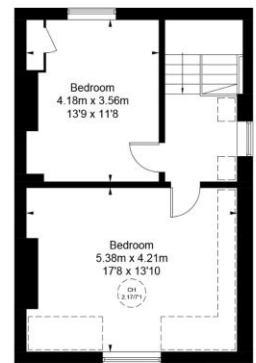


**FIRST FLOOR**

= Reduced headroom below 1.5m / 5'0



**SECOND FLOOR**



**THIRD FLOOR**

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

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. (ID1000882)

