



Cludesley Road

Barnsbury, N1

Asking Price £3,650,000

This exceptional residence is a blend of two elegant Georgian houses, meticulously knocked through at three levels to create a luxurious family home that spans over 3,000 square feet. The property is set within an enviable location on Cludesley Road, offering a harmonious balance of space, character, and modern living. The house is complemented by a marvellous west-facing garden measuring 60 feet in length and 55 feet in width (at it's widest point), providing an expansive outdoor sanctuary. This superb garden is designed for both relaxation and entertainment, featuring a courtyard, a practical summer house benefitting from electricity and internet connection and a covered outdoor seating area, perfect for barbecuing and enjoying the outdoors year-round. The size and orientation of the garden ensure it captures an abundance of natural sunlight throughout the day. The high rear wall of the garden affords exceptional privacy, making it a tranquil retreat for the whole family.



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- Two Georgian houses configured as one residence
- Grade II listed
- Five bedrooms
- Two bathrooms & two half baths.
- 60' x 55' west facing garden
- Possibility to alter and rearrange the accommodation including separating into two houses, subject to permission.



On the lower ground floor, the property opens up into a remarkable open-plan L-shaped kitchen and dining room, occupying both the entire footprint (21' x 13') of one of the original houses and the front half of the other (11' x 10'). This spacious area is ideal for both cooking and entertaining. Moving through, the floor continues to a small sitting room with gas fireplace, an inviting space for relaxation, and the light, main reception room (19' x 12') which itself leads into a conservatory, perfectly positioned to overlook the stunning garden. The ground floor of the property consists of one large reception room currently used as a study; a second reception room and a guest cloakroom. The first floor accommodates two generously sized double bedrooms. One of these bedrooms is particularly well-placed, currently serving as a dressing room, with the option to transform it back into a fully functioning bedroom. This level also features a family bathroom and an additional room currently used as a half-bathroom/dressing room, offering flexible space to suit various needs. The second floor houses three further double bedrooms, each offering ample storage and a light-filled atmosphere. A further family bathroom completes this level, providing a luxurious space for the whole family to enjoy. This very versatile property gives unparalleled opportunities to re-arrange accommodation as family needs change in size and age, from babyhood to young adults and beyond. In addition, it could easily be returned to use as two dwellings, allowing an owner the chance to downsize on the spot, subject to the relevant permissions. This wonderful residence blends traditional Georgian architecture with contemporary design, making it the perfect home for those seeking spacious living, modern amenities, and a beautifully private outdoor space. Cloudesley Road is ideally located to take advantage of the area's excellent amenities. The vibrant Islington district is just a short distance away, offering a wide array of local shops, cafes, restaurants, and bars to suit all tastes. The renowned Upper Street is easily accessible, offering high-end boutiques, stylish dining options, and cultural experiences. Families will appreciate the proximity to well-regarded local schools, and the surrounding area boasts a variety of green spaces, including Barnard Park, Islington Green, Thornhill Gardens and Thornhill Square, perfect for leisurely strolls or family outings. Transport links are excellent, ensuring easy access to central London and beyond. The property is within close proximity to Angel Underground Station (Northern Line), offering quick and direct access to the City and the West End. Additionally, Highbury & Islington Station (Victoria Line and National Rail), providing excellent connectivity across London. For those who prefer to travel by bus, numerous routes run nearby, offering further convenience. Whether you're commuting into the city or enjoying the local area, Cloudesley Road provides the perfect balance of tranquillity, convenience, and connectivity.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: H

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

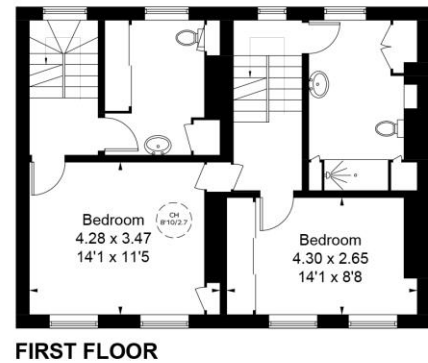
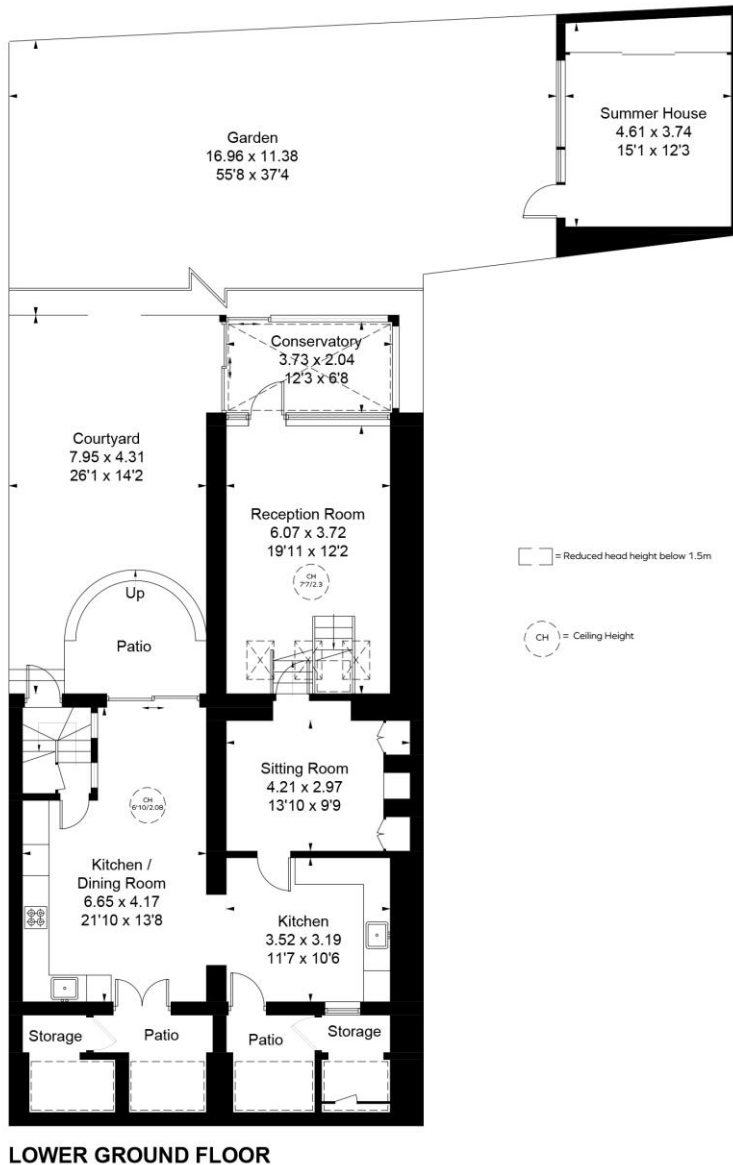
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CLOUDESLEY ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / ATRIUM VOID)
LOWER GROUND FLOOR = 998 SQ FT / 92.7 SQ M
GROUND FLOOR = 629 SQ FT / 58.4 SQ M
FIRST FLOOR = 626 SQ FT / 58.2 SQ M
SECOND FLOOR = 594 SQ FT / 55.2 SQ M
SUMMER HOUSE = 189 SQ FT / 17.6 SQ M
REDUCED HEADROOM = 57 SQ FT / 5.3 SQ M
TOTAL = 3093 SQ FT / 287.4 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. (ID1183965)