



# College Cross

Barnsbury, N1

Asking Price £1,750,000

A wonderfully bright & extremely spacious Grade II listed 4 double bedroom upper maisonette with a fabulous private garden set within the Barnsbury conservation area, in this quiet turning right on the heart of Islington. The property offers the charm and elegance of a Victorian facade with a plethora of original features combining seamlessly with slick modern finishes, high ceilings and an abundance of natural light. This really is a wonderful home in an idyllic central position.

**CHESTERTONS**



# College Cross

## Barnsbury, N1

- 4 double bedroom upper maisonette
- Principal bedroom with en-suite shower room
- Fabulous L-shaped open-plan kitchen reception room
- Secluded private rear garden
- Beautifully presented
- Incredibly bright
- Guest WC
- Super central Islington location
- Close proximity to outstanding schools



Accommodation comprises entrance on the ground floor with stairs rising to a half landing which is home to a guest WC. Turning right takes you down to the utility area and provides access out to the private garden. Turning left takes you up to the 1st floor which is home to an incredible 17ft X 13ft reception room with 2 wonderful large sash windows, wood flooring and an elegant fireplace. Off and open to the reception room is the kitchen/ dining room with a sash window to the rear overlooking the gardens. On the 2nd floor can be found the principal bedroom with a range of built-in wardrobes and an en-suite shower room. To the rear is another good size double bedroom. Stairs lead to the main bathroom which is located on the half landing complete with roll top bath and separate walk-in shower. On the 3rd floor there are 2 further double bedrooms both with access to a wealth of eaves storage. The garden to the rear is absolutely delightful, a true oasis in such a central & vibrant location, perfect for relaxing and entertaining. College Cross is an absolutely fantastic address, situated centrally amongst the hustle and bustle of the vibrancy of Upper Street, whilst retaining peace and tranquillity within the heart of Islington. The gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel. Highbury & Islington station (National Rail & Victoria Line) and Angel Underground (Northern Line) offer superb transport links to the City and across London.

**Tenure:** Share of Freehold 969 years 2 months

**Service Charge:** £936.5 This covers buildings insurance

**Ground Rent:** £N/A

**Local Authority:** Islington

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

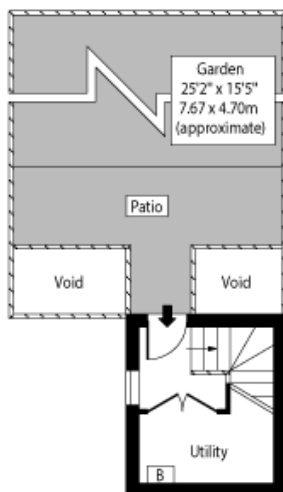
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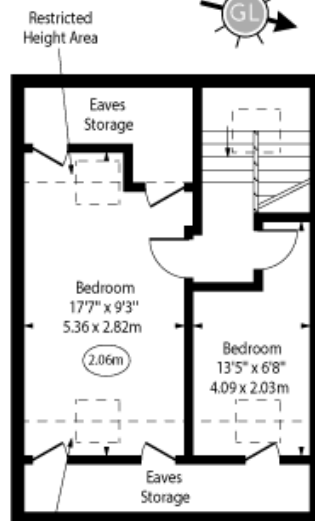
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College Cross,  
Barnsbury,  
Islington, N1

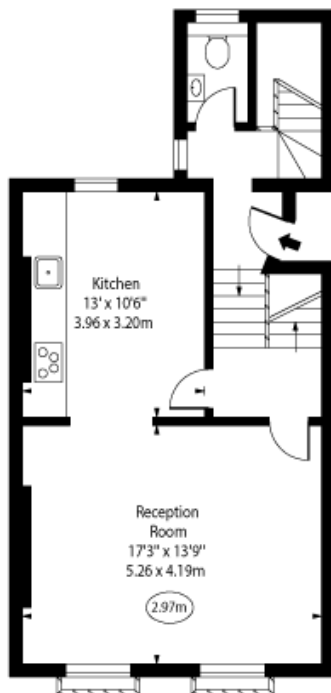
○ - Ceiling Height



Ground Floor



Third Floor



First Floor



Second Floor

Approx Gross Internal Area

1406 Sq Ft - 130.62 Sq M

Approx. Floor Area Including Restricted Heights

1546 Sq Ft - 143.62 Sq M

(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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