



Huntingdon Street

Barnsbury, N1

Asking Price £3,250,000

A flawless, design led five storey Freehold, spanning in excess of 2,400 sqft, redesigned to an exacting standard, set on a desirable street within the Barnsbury conservation area.

CHESTERTONS



Huntingdon Street

Barnsbury, N1

- Immaculately presented
- Accommodation over five stories
- Roof terrace
- Landscaped garden
- Self contained 'nanny flat' on the lower level
- Ornate period features throughout
- Set within the Barnsbury conservation area
- Easy access to both Upper Street & Kings Cross



Accommodation is beautifully presented, with a real focus on blending contemporary design with original period charm, which has been perfectly executed. The open plan kitchen/reception room occupies the raised ground floor which enjoys excellent volume and light, courtesy of the dual aspect, with the rear Crittall window framing the view of the landscaped garden, which is accessed via the rear of the landing. The first floor is home to a breath taking entertaining space, retaining ornate details which include, ceiling roses and corning, with the formal reception at the front and dining area at the rear, complete with bespoke back lit carpentry throughout. The principal bedroom occupies the entire second floor, complete with bespoke carpentry, with the en-suite bathroom set behind, which features imported tiles from Italy. An additional bedroom is on the top floor which provides access to the large terrace at the front. There is also excellent storage on this level and a bathroom suite. There is a self contained one bedroom apartment on the lower level, which would be ideal for an au-pair or guest space, which provides additional garden access. A spectacular home, located moments from Barnsbury Wood, Huntingdon Street provides superb access to the transport at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The 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. In addition, the transport hub of Kings Cross/ St Pancras International lies at the Southern end of Caledonian Road. The new Kings Cross regeneration/ development which includes Granary Square, new restaurants and shops, and a brand new Waitrose, are within close proximity.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		81
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Islington Sales

327-329 Upper Street

Islington

London

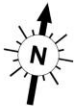
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

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APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 588 SQ FT / 54.6 SQ M
 RAISED GROUND FLOOR = 553 SQ FT / 51.4 SQ M
 FIRST FLOOR = 478 SQ FT / 44.4 SQ M
 SECOND FLOOR = 451 SQ FT / 41.9 SQ M
 THIRD FLOOR = 278 SQ FT / 25.8 SQ M
 REDUCED HEADROOM / VAULTS = 90 SQ FT / 8.4 SQ M
 TOTAL = 2438 SQ FT / 226.5 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. (ID1093134)

