



Barnsbury Street

Barnsbury, N1

Asking Price £3,500,000

A handsome 5 storey Georgian Grade II listed house in the prime of Barnsbury. The house offers superb opportunity for personalisation and benefits from a south facing garden and a currently separated basement annexe, along with a garden office/studio.

An exceptional opportunity to acquire a substantial family home that 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.

CHESTERTONS



Barnsbury Street

Barnsbury, N1

- Rare 5 Storey Grade II Listed Barnsbury House
- South Facing Garden
- Renovation Potential
- Barnsbury Conservation area
- Close to Transport



A substantial 5 storey Grade II listed Georgian mid-terraced family home situated in the heart of Barnsbury. The house offers superb opportunity for personalisation/in need of top-to-toe refurbishment and benefits from a south facing garden and a currently separated basement annexe, along with a garden office/studio with a roof terrace. It should also be noted that there is a roof terrace sitting atop the house affording panoramic views across London. Accommodation is arranged over 5 floors and as noted there is a separate 1 double bedroom self-contained flat occupying the lower ground floor (bedroom, bathroom, kitchen & separate reception room) with doors opening from both the bedroom and the kitchen to a small private patio. The main section of the house is accessed on the ground floor which is home to a through kitchen/ dining/ reception room. The half landing accommodates a shower room and separate guest WC whilst also providing access out to the South facing rear garden. On the 1st floor can be found a wonderfully grand L-shaped open-plan reception room with beautiful big sash windows and ornate fireplaces. The 2nd floor is home to 2 double bedrooms with a further double bedroom suite on the 3rd floor complete with walk-in wardrobe, en-suite shower room. In addition there is a kitchenette along with a further shower room on the half landing. Impressively and as referred to earlier there is a roof terrace sitting atop the house which is access via a spiral staircase. The garden is South facing and benefits from a separate office/ studio which in turn also benefits from a roof terrace on top.

Tenure:Freehold

Local Authority: Islington

Chestertons Islington Sales

327-329 Upper Street
Islington
London
N1 2XQ
islington@chestertons.co.uk
020 7359 9777
chestertons.co.uk

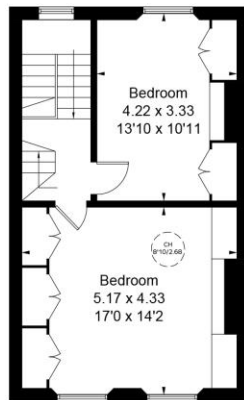
BARNSBURY STREET, N1

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING VAULT / REDUCED HEADROOM / ROOF TERRACE)
LOWER GROUND FLOOR = 534 SQ FT / 49.6 SQ M
GROUND FLOOR = 523 SQ FT / 48.6 SQ M
FIRST FLOOR = 474 SQ FT / 44.0 SQ M
SECOND FLOOR = 480 SQ FT / 44.6 SQ M
THIRD FLOOR = 391 SQ FT / 36.3 SQ M
VAULTS / REDUCED HEADROOM = 146 SQ FT / 13.6 SQ M
TOTAL = 2548 SQ FT / 236.7 SQ M

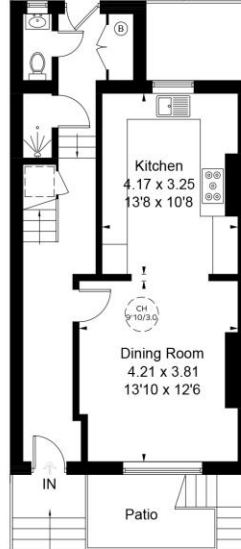
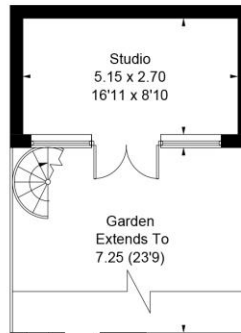
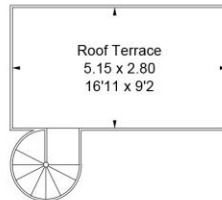


= Reduced headroom below 1.5m / 5'0"

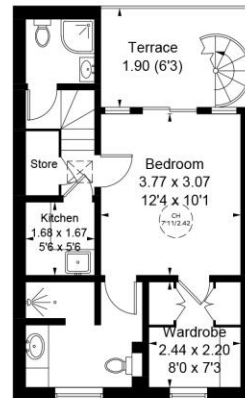
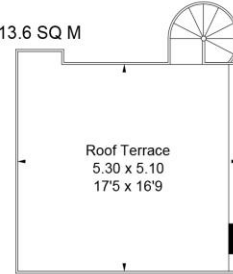
= Ceiling Height



SECOND FLOOR



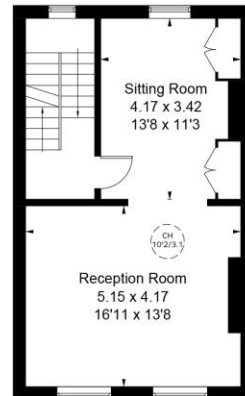
GROUND FLOOR



THIRD FLOOR



LOWER GROUND FLOOR



FIRST FLOOR

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. (ID1253655)

