



Cloudeley Road

Barnsbury, N1

Asking Price £1,750,000

A wonderful example of a mid-terraced, Grade II listed Georgian family home in the heart of Barnsbury, situated in the Barnsbury Conservation area and within an enviable location on Cloudeley Road.

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 patio garden. Cloudeley 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, entertainment 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, Cloudeley Road provides the perfect balance of tranquillity, convenience, and connectivity.

CHESTERTONS



Cloudesley Road

Barnsbury, N1

- 3 bedroom freehold house
- Grade II listed
- Envious Barnsbury location
- Barnsbury Conservation area
- Being sold chain free
- No residents parking (save for existing Islington permit holders of one year's standing)



Offering a harmonious blend of space, character and contemporary comfort, this charming home is further enhanced by a magnificent, secluded west-facing walled garden. Measuring approximately 26ft in depth by 15ft in width, it provides exceptional privacy and a rare sense of peace and tranquillity in such a superb central location. Thoughtfully designed for both relaxation and entertaining, the garden features a delightful sunken patio—perfect for a quiet morning coffee—alongside a raised terrace that offers a generous area for alfresco dining and social gatherings. The high surrounding walls ensure remarkable seclusion, creating a true urban sanctuary for the entire family. The lower ground floor hosts a welcoming family kitchen, complete with access to two storage vaults and patio doors that open directly onto the private garden. On the ground floor, an impressive 21ft x 14ft L-shaped through-reception room enjoys natural light and offers views over the garden to the rear. The first floor is dedicated to a spacious principal bedroom served by a well-proportioned family bathroom. The second floor comprises two further double bedrooms, one of which benefits from excellent storage and a bright, airy atmosphere.

Tenure: Freehold

Local Authority: Islington Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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CLOUDESLEY ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)

LOWER GROUND FLOOR = 362 SQ FT / 33.6 SQ M

RAISED GROUND FLOOR = 311 SQ FT / 28.9 SQ M



FIRST FLOOR = 308 SQ FT / 28.6 SQ M

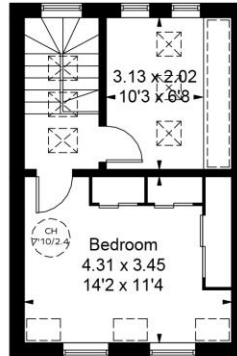
SECOND FLOOR = 282 SQ FT / 26.2 SQ M

REDUCED HEADROOM / VAULT / STORE = 97 SQ FT / 9.0 SQ M

TOTAL = 1360 SQ FT / 126.3 SQ M



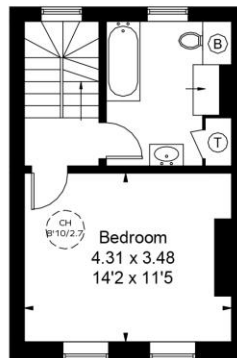
 = Reduced headroom below 1.5m / 5'0
 = Ceiling Height



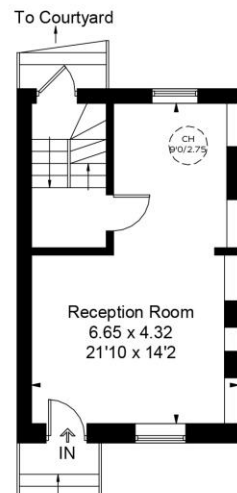
SECOND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



RAISED GROUND 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. (ID1247510)

