



Barnsbury Square, Islington, London NI





Barnsbury Square, Islington NI

A light-filled three bedroom lateral apartment positioned over the first floor of a sought-after residential development on Barnsbury Square, N1.

The apartment is positioned on the first floor (with direct lift access) of the outstanding development positioned on the West side of Barnsbury Square, offering circa 2,510 sq ft of lateral space, enjoying an uninterrupted and peaceful aspect over Barnsbury Square with a balcony at either side of the vast reception space.

*Please note that we have been unable to confirm the date of the next review for the ground rent and service charge. You should ensure that you or your advisors make your own inquiries.



Guide price: £3,500,000

Tenure: Share of freehold plus leasehold, approximately 991 years remaining

Service charge: £6,125.26 per annum*

Ground rent: £250 per annum*

Local authority: London Borough of Islington

Council tax band: G





Accommodation is expansive, lift access brings you into the extraordinary open space upon entry, bathed in natural light courtesy of the retracting doors which houses the reception space, bespoke kitchen and dining area. The three double bedrooms and three family bathrooms are all sensibly housed separately at the rear of the apartment, with the principal featuring a large en suite bathroom and dressing area. There is also a utility area at the rear. Uniquely, every room (bar the utility) can be accessed externally via the "L shaped" decked terrace.

Additionally, the apartment benefits from an allocated and secure underground parking for one car with an electric charging point, as well as the use of residents' bike storage.

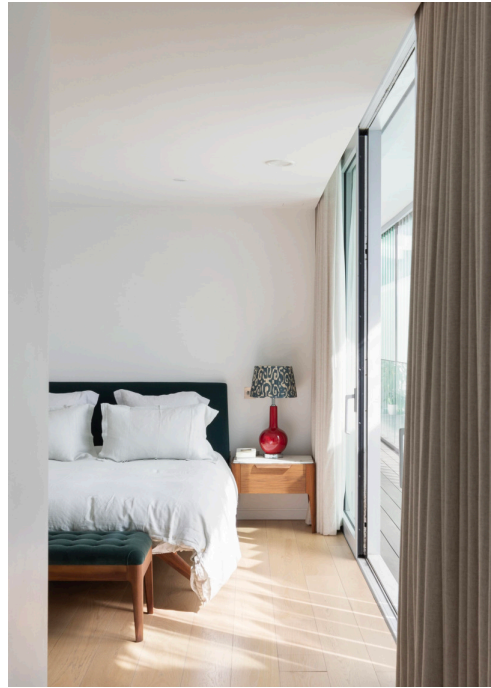
Designed by the architect Mark Dziewulski, 16 Barnsbury Square is a sensitive and uncompromisingly modern addition to the Conservation Area. Accommodation is arranged around a lushly planted communal courtyard, with glass louvres that frame the views and create privacy. Apartments on the eastern side of the building have leafy views over the square, while those on the western side catch the evening sun and overlook Barnsbury Terrace, which is a discreet no-through road.

Location

Barnsbury Square is in the heart of the Barnsbury Conservation Area, with an attractive, well-maintained garden. Larger areas of green space are found at nearby Barnard Park and Highbury Fields. The property is quietly located among beautiful Georgian houses, surrounded by trees.

The Underground is available at Highbury & Islington (Victoria Line), and Overground services can be found at Caledonian Road & Barnsbury, providing quick access to the City and the West End. The Eurostar at Kings Cross is also easily accessible. Barnsbury has some very good gastro-pubs, and the shops and restaurants of Upper Street are within walking distance.







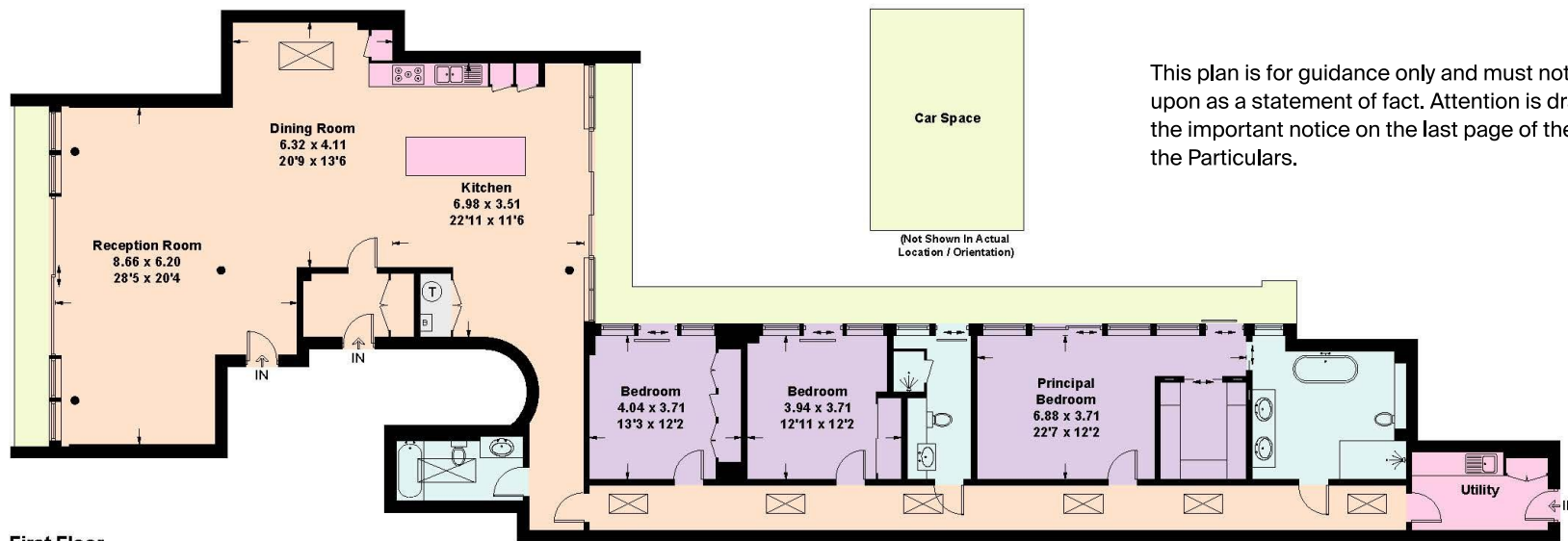
Black lamppost on the left sidewalk.

Blue parking sign with a 'P' symbol and text.

Black lamppost on the right sidewalk.

Barnsbury Square, N1

Approximate Floor Area = 233.1 sq m / 2509 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

First Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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