



BARNSBURY PARK

ISLINGTON N1



A BEAUTIFULLY PRESENTED FAMILY HOME IN BARNSBURY.

Located in the heart of the Barnsbury Conservation Area, this remarkable Grade II listed home stands out as one of the few fully detached, double-fronted properties in the area—a truly rare find.



6



4



4

EPC

E

Local Authority: London Borough of Islington

Council Tax band: H

Tenure: Freehold

Guide Price: £8,750,000



BARNSBURY PARK ISLINGTON NI

Spanning approximately 6,077 sq ft, the house is set across just three principal floors, offering a seamless balance of grandeur, elegance, and practical family living.

Upon entry, a beautifully landscaped front garden creates an inviting approach, leading to a stunning raised ground floor filled with natural light and character. This level features a formal drawing room, an elegant dining room, a spacious sitting room with balcony, a library, and a dedicated study, all with impressive proportions and period detailing.







The lower ground floor has been cleverly designed for both entertaining and everyday use. It includes a large kitchen with an adjacent pantry, a charming garden room with direct access to the rear terrace, a gym with an en suite shower room, and practical additions such as a utility room, wine storage, and boiler room. Both the rear and front gardens are beautifully maintained, with mature planting offering year-round greenery and privacy—ideal for outdoor entertaining or quiet relaxation.

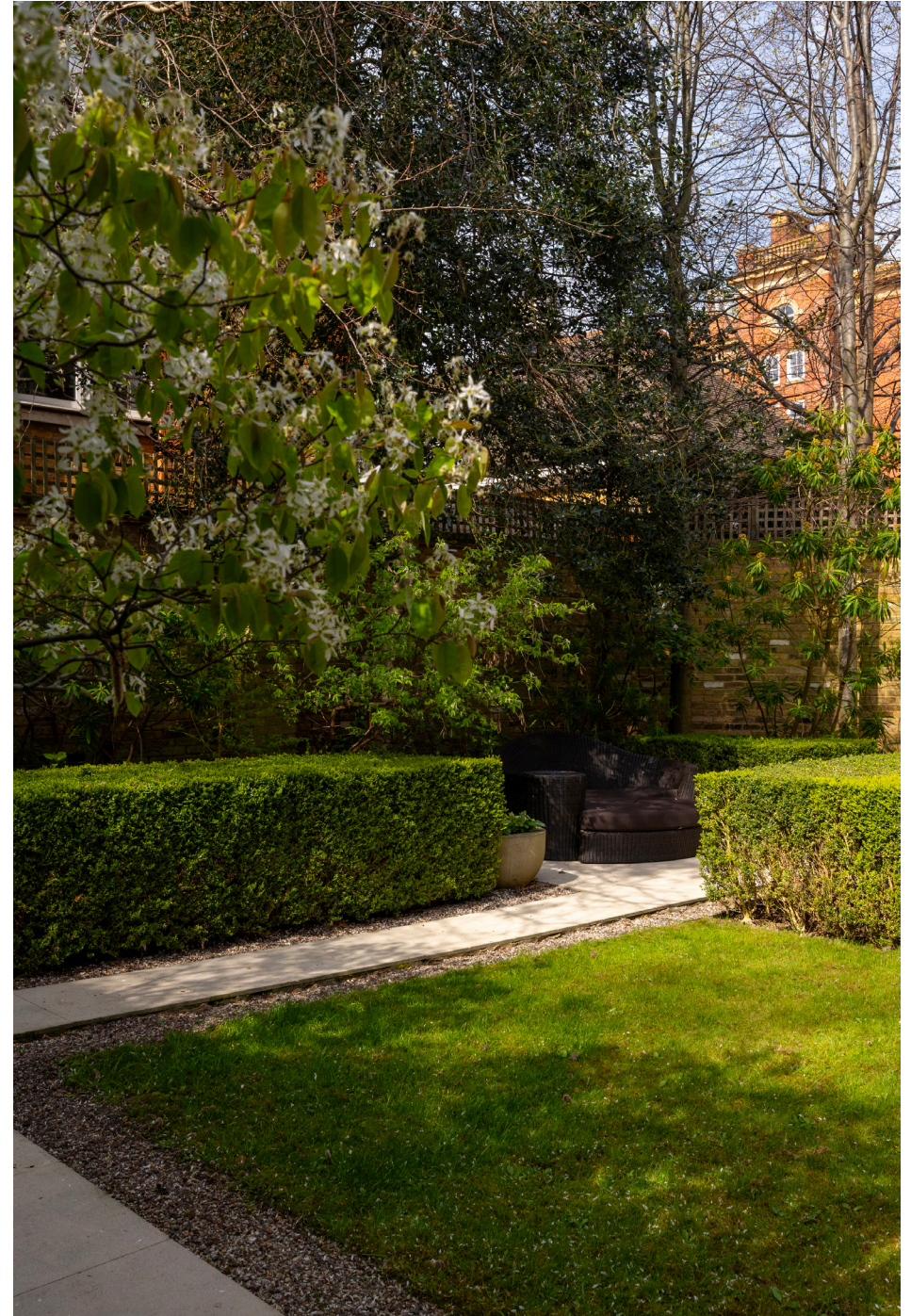
Upstairs, the first floor hosts six generously sized bedrooms, including a luxurious principal suite with en suite bathroom and dressing area, and multiple further bathrooms. The second floor is home to an additional, secluded seventh bedroom/storage room tucked beneath the eaves.

A roof terrace adds an unexpected bonus space, offering a quiet retreat with elevated views over the garden.



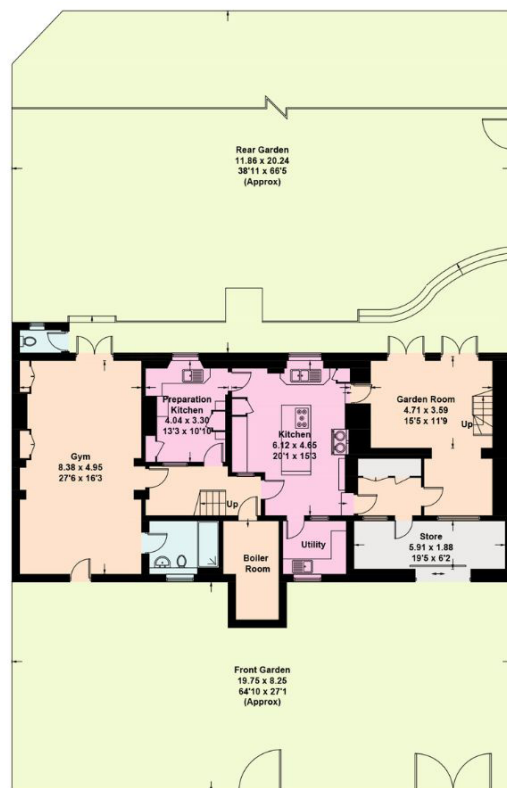
LOCATION

Barnsbury Park is in the heart of the Barnsbury Conservation area and is well placed for the fantastic transport links at Highbury Corner. The London Overground, Victoria Line, National Rail and many bus routes all provide access in all directions. Barnsbury is well placed for access to Farringdon, the new transport hub that serves South Islington. The Elizabeth Line is the new addition to London transport providing speedy access to East and West London to include Canary Wharf and Heathrow.





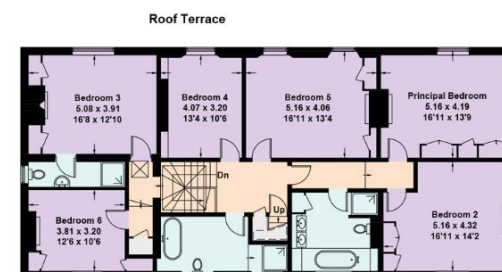




Lower Ground Floor



Raised Ground Floor



First Floor

(Including External W/C)

Approximate Gross Internal Area = 564.6 sq m / 6077 sq ft

Limited Use Area & Eaves Storage (58.0 sq m / 624 sq ft)

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. (ID767266)

We would be delighted
to tell you more.

Sebastian Toy
+44 203 657 7348
sebastian.toy@knightfrank.com

Knight Frank Islington
321-322 Upper Street
London N1 2XQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.