



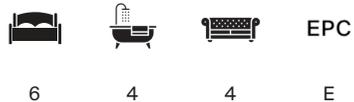
# BARNSBURY PARK

ISLINGTON NI



# 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.



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.

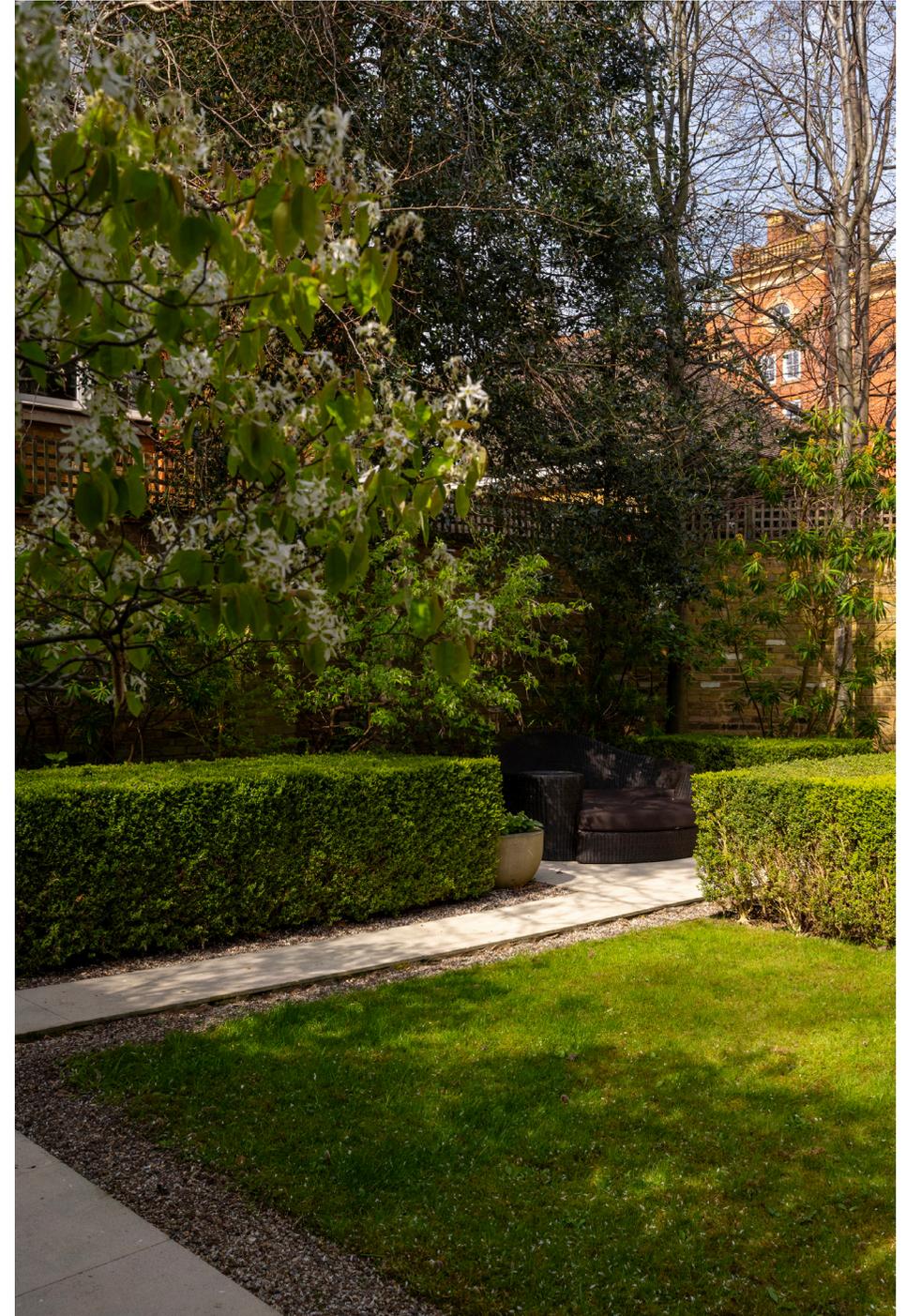
Upstairs, the first floor hosts six generously sized bedrooms, including a luxurious principal suite with en suite bathroom and dressing area, and multiple further bathrooms. The second floor is home to an additional, secluded seventh bedroom/storage room tucked beneath the eaves.

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



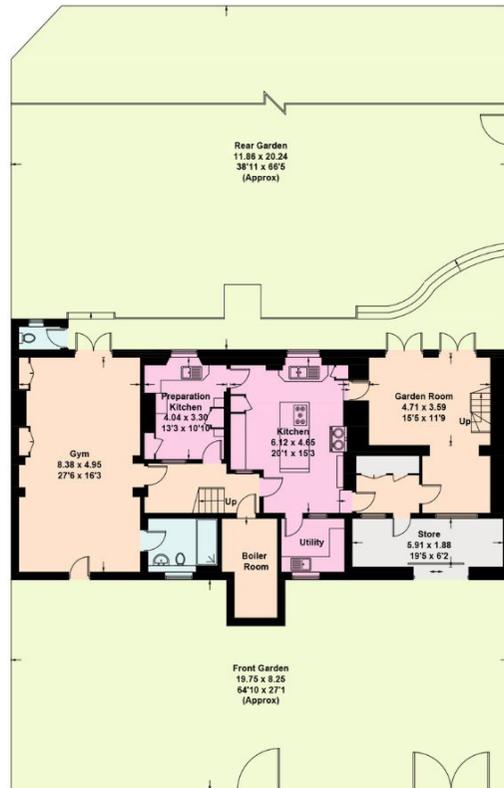
# LOCATION

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.





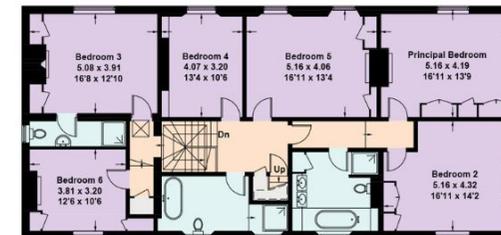




Lower Ground Floor



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.

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