



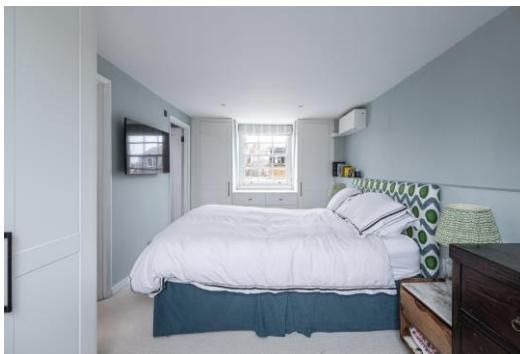
Islington Park Street

Barnsbury, N1

Offers in excess of £2,000,000

Set on Islington Park Street, this beautifully presented three-bedroom period house offers exceptional living space and a south-facing garden and terrace, all within the highly sought-after Barnsbury Conservation Area.

CHESTERTONS



Islington Park Street

Barnsbury, N1

- Period House
- Three Bedrooms
- Two Bathrooms
- South Facing Garden & Terrace
- Utility Room
- Beautifully Renovated
- Bespoke Kitchen



Entered on the raised ground floor, the house opens into an impressive formal reception/dining room – a refined entertaining space featuring bespoke built-in shelving and decorative panelling. Cleverly designed joinery conceals a hidden door leading to a well-appointed utility room, adding both practicality and charm. A few steps down on the half landing reveals a striking open-plan kitchen that has been thoughtfully extended to create a superb everyday living space. The kitchen flows seamlessly into an informal dining area to the rear, where large Crittall-style doors open directly onto the private south-facing garden, allowing natural light to flood the space and creating a perfect setting for indoor-outdoor living. The lower ground floor provides a generous 20' x 15' family or reception room, ideal as a media room, playroom or relaxed living area, complete with extensive built-in storage. Above the kitchen on the first-floor half landing, a delightful south-facing roof terrace offers a tranquil spot for morning coffee or evening drinks overlooking the garden. The first floor comprises two well-proportioned double bedrooms, one of which benefits from air conditioning, along with a stylish family bathroom. The top floor is dedicated to the principal suite, featuring built-in wardrobes and a contemporary en-suite shower room. Islington Park Street is a tree-lined residential street at the heart of the Barnsbury Conservation Area, renowned for its elegant Georgian and Victorian architecture, charming squares and village-like atmosphere. The area is widely regarded as one of Islington's most attractive and historic neighbourhoods. Residents enjoy excellent access to the vibrant amenities of Upper Street, where a wide selection of acclaimed restaurants, cafés, boutiques and theatres can be found. Nearby green spaces include Barnard Park and the picturesque Barnsbury Wood Nature Reserve. Transport connections are excellent, with Angel Underground Station (Northern Line) and Highbury & Islington Station (Victoria Line, London Overground and National Rail) both within easy reach, providing swift access to the City, the West End and beyond. Numerous bus routes and nearby cycle routes further enhance connectivity across London. This exceptional home combines period elegance with contemporary living in one of Islington's most desirable settings.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ISLINGTON PARK STREET

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 337 SQ FT / 31.3 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 731 SQ FT / 67.9 SQ M
 FIRST FLOOR = 341 SQ FT / 31.7 SQ M
 SECOND FLOOR = 280 SQ FT / 26.0 SQ M (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM = 42 SQ FT / 3.9 SQ M
 TOTAL = 1731 SQ FT / 160.8 SQ M



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



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. (ID1282012)