



# Hemingford Road

Barnsbury, N1

OIEO £2,000,000

A rare gem on the prestigious Hemingford Road, this stunning Grade II listed building comprises three spacious bedrooms, two well-appointed bathrooms, and an outstanding 70-foot garden.



# Hemingford Road

## Barnsbury, N1

- Three bedrooms
- Two bathrooms
- 70' garden
- Grade II listed
- Separate kitchen & dining room
- Popular Barnsbury location



Spanning just shy of 2000 square feet, the property comprises three spacious bedrooms, two well-appointed bathrooms, and an outstanding 70-foot garden — all nestled in one of Islington's most sought-after locations. The lower ground floor benefits from its own separate entrance and hosts a generous kitchen with views of the garden and a separate dining room, providing an inviting space perfect for family meals and entertaining guests. There is also access to the vaults and further storage from this level. On the raised ground floor, the main entrance leads to a beautiful double reception room, with high ceilings, large windows, and a wealth of period features that create an elegant and spacious living area. The reception room is perfect for both relaxing and entertaining, with plenty of space for both formal and informal settings. Adjacent to the reception room is a utility room, providing practical storage, and offering direct access to the remarkable 70-foot garden. The garden offers a private, serene outdoor space for alfresco dining, lounging, or gardening. The first floor is home to two generously-sized double bedrooms, both offering ample space for storage and personalisation. The principal bedroom benefits from large sash windows and ceiling height in excess of 10'. These rooms are served by a family bathroom situated on the half landing, providing convenience for both residents and guests. The second floor could equally be the principal suite, which comprises a spacious double bedroom and a large family bathroom. This floor offers a quiet retreat from the rest of the home, with elevated views over the surrounding area, and a wonderful balance of privacy and space. A true highlight of this property is its expansive 70-foot garden. Located at the rear of the building and easily accessible from the raised ground floor, the garden offers a tranquil escape in the heart of Islington. The property is ideally situated in the vibrant and highly sought-after area of Barnsbury, with Hemingford Road offering a charming, tree-lined setting. The location is perfect for those who appreciate the best of both worlds: a peaceful residential environment that is still just moments away from the hustle and bustle of the city. The property is within close proximity to Upper Street, Islington's renowned hub for independent shops, trendy cafes, bars, and fine dining restaurants. Transport connections are excellent, with Angel Station (Northern Line) providing quick and easy access to the West End and City. Highbury & Islington Station (Overground, Victoria Line) offering direct connections to the rest of London. Several bus routes pass nearby, providing additional convenience for commuters.

**Tenure:** Freehold

**Local Authority:** Islington Council

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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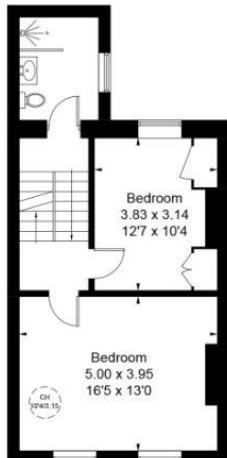
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## HEMINGFORD ROAD, N1

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 532 SQ FT / 49.4 SQ M  
 (EXCLUDING REDUCED HEADROOM)  
 GROUND FLOOR = 494 SQ FT / 45.9 SQ M  
 FIRST FLOOR = 491 SQ FT / 45.6 SQ M  
 SECOND FLOOR = 425 SQ FT / 39.5 SQ M  
 REDUCED HEADROOM = 4 SQ FT / 0.4 SQ M  
 TOTAL = 1946 SQ FT / 180.8 SQ M



[ ] = Reduced headroom below 1.5m / 5'0  
 (CH) = Ceiling Height



FIRST FLOOR



LOWER GROUND FLOOR



SECOND FLOOR



RAISED GROUND FLOOR

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