



HEMINGFORD ROAD
LONDON, N1

GRANT J BATES
— PROPERTY —



A beautifully preserved Georgian home in the heart of Barnsbury

GJB

Hemingford Road, London, N1

Freehold

- Grade II Listed
- Georgian Family Home
- Approx. 2,350 Sq Ft
- Four Bedrooms
- Two Bathrooms
- Tom Howley Kitchen
- Lacanche Range Cooker
- 64 ft Landscaped Garden
- Formal First-Floor Reception
- Barnsbury Conservation Area

Description

Occupying an elegant position along one of Barnsbury's most admired Georgian terraces, this exceptional Grade II listed family home extends to approximately 2,350 sq ft and offers four bedrooms, two bathrooms, a landscaped 64 ft east-facing garden and beautifully balanced accommodation arranged over four floors. Dating from the 1840s, the house has been carefully improved over time, preserving the refined proportions and architectural integrity synonymous with Georgian design while introducing contemporary interventions that sit comfortably alongside its historic fabric. Homes of this calibre are increasingly rare, combining the grandeur and craftsmanship of the Georgian era with the comfort and practicality of modern family living.

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Throughout the house, an exceptional collection of original features has been retained, including timber sash windows with working shutters, ornate cornicing, ceiling roses, original fireplaces and traditional panelled doors with their original finger plates. Combined with generous ceiling heights and a rare east-to-west orientation, these details create elegant, light-filled interiors, with sunlight moving effortlessly through the house from morning until evening. Thoughtful improvements ensure the house functions seamlessly for contemporary living without compromising its character.

The raised ground floor remains wonderfully traditional in its arrangement, centred around a bespoke Tom Howley kitchen installed in 2023 and anchored by a statement Lacanche range cooker. Handcrafted cabinetry, warm oak flooring and a separate dining room create beautifully proportioned spaces suited to both family life and entertaining, while a practical utility room completes the floor.

The lower ground floor is dedicated to an exceptional 26 ft family room with direct access to the beautifully landscaped rear garden. A guest WC and independent front access add everyday practicality. Extending to approximately 64 ft, the east-facing garden enjoys peaceful morning sunshine and provides a tranquil setting for outdoor dining, entertaining or relaxing, creating an effortless connection between inside and out.







Above, the first floor is retained as a magnificent formal reception room, showcasing the elegance of Georgian architecture through its generous proportions, period detailing and elevated outlook across Hemingford Road. The remaining bedrooms are arranged over the upper floors and served by a beautifully remodelled principal bathroom featuring classic Lefroy Brooks brassware, alongside a contemporary wet room. A useful mezzanine level provides extensive loft storage together with an additional shower room, further enhancing this exceptionally well-balanced family home.

Situation

Hemingford Road lies at the heart of the Barnsbury Conservation Area, one of Islington's most desirable neighbourhoods, renowned for its elegant Georgian and Victorian architecture, tree-lined streets and strong sense of community. Upper Street is moments away with independent cafés and restaurants including Sunday, The Drapers Arms, The Albion and Tamil Prince, alongside the Almeida Theatre, boutique shops and excellent everyday amenities. Highly regarded schools, excellent transport connections and the nearby green spaces of Barnard Park and Regent's Canal complete the appeal of this outstanding North London location.

Additional Information

Local Authority: Islington

Council Tax Band: G

EPC Rating: Exempt



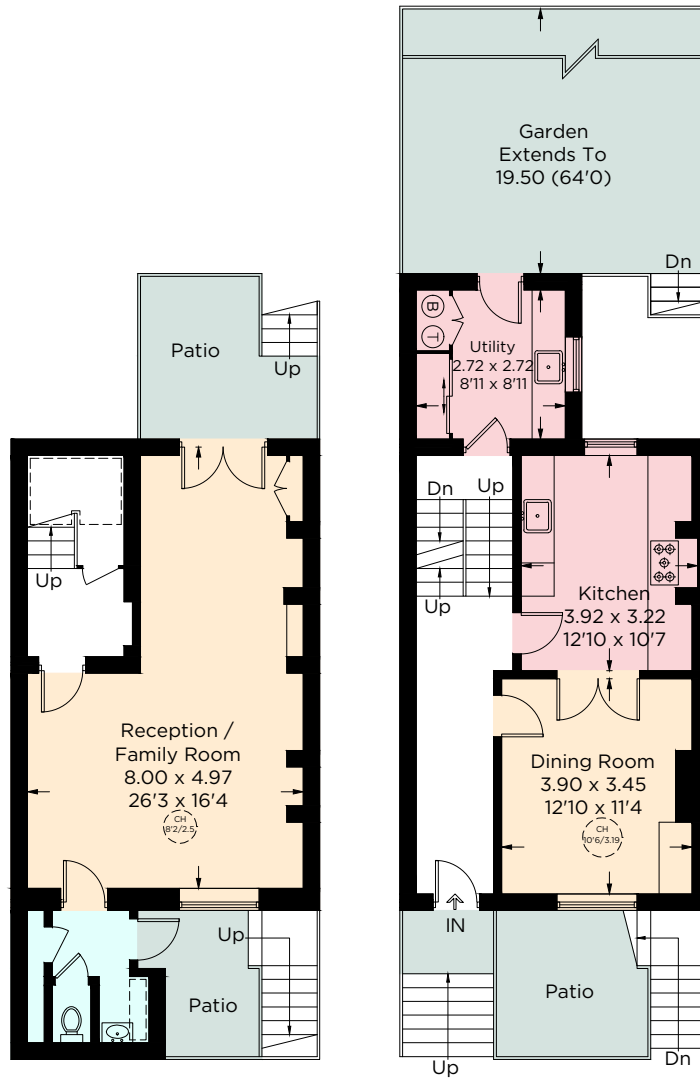
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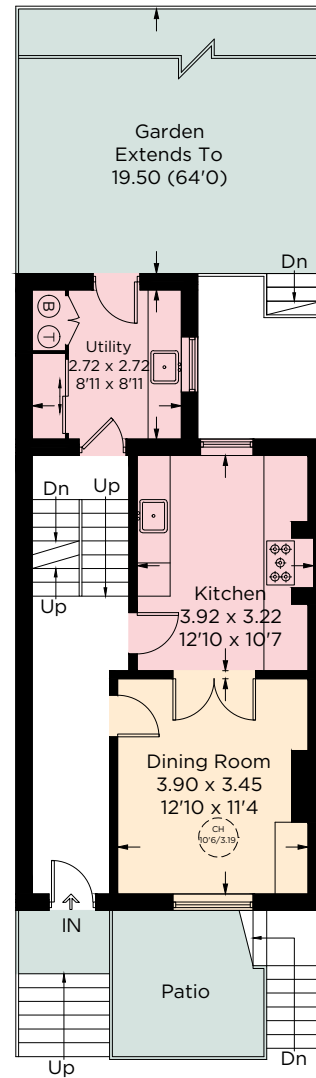


CH = Ceiling Height

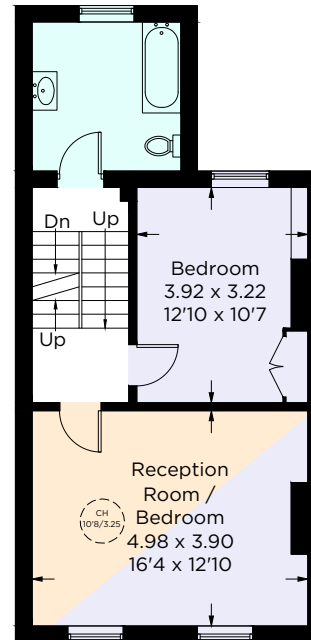
= Reduced headroom below 1.5m / 5'0"



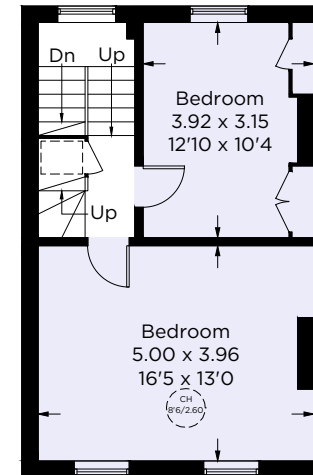
Lower Ground Floor



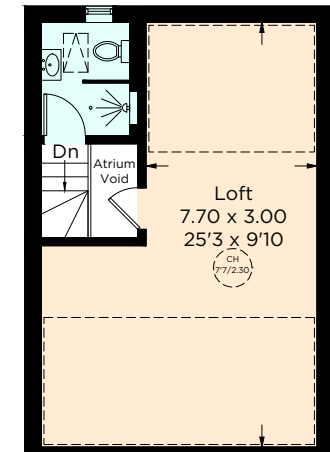
Raised Ground Floor



First Floor



Second Floor



Mezzanine

Hemingford Road

Approximate Gross Internal Area (Including Loft / Excluding Atrium Void) = 218.1 sq m / 2348 sq ft, Loft (Excluding Atrium Void) = 37.1 sq m / 399 sq ft

Approximate Gross External Area = 129.0 sq m / 1389 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.