



Hemingford Road

Barnsbury, N1

Guide Price £2,000,000

This elegant Grade II listed four-storey Georgian freehold offers a rare opportunity to acquire a characterful home in need of modernisation, set within the highly sought-after Barnsbury Conservation Area.

CHESTERTONS



Hemingford Road

Barnsbury, N1

- Grade II Listed
- Barnsbury Conservation Area
- Georgian Terraced House
- Thornhill Hill Terrace Built in 1846
- West Facing Garden



Upon entering the ground floor, you are welcomed by a charming double reception room, beautifully proportioned and retaining original period doors that allow the space to be opened or divided as desired. A utility room is also conveniently located on this level. Descending to the lower ground floor, the property opens into a spacious kitchen flowing seamlessly into a dining area, with direct access to a delightful circa 50-foot west-facing garden—perfect for afternoon and evening sun. This level also benefits from an additional bathroom thoughtfully incorporated into the vaults. The upper floors provide flexible accommodation. The first floor is currently arranged as an additional reception room and kitchen, while the top floor comprises a bedroom and bathroom. A third-floor mezzanine level is presently used for storage, adding further versatility. Overall, the layout offers excellent scope for reconfiguration, allowing a new owner to create a bespoke home tailored to their needs. The house forms part of Thornhill Terrace, an attractive mid-19th century terrace built in 1846. Known for its handsome Georgian architecture, the terrace features classic London stock brick façades, tall sash windows, and elegant proportions, contributing to its enduring appeal and heritage significance. Nearby Hemingford Road is a vibrant residential street offering a strong sense of community alongside a variety of independent cafés, boutiques, and everyday conveniences. The surrounding Barnsbury area is renowned for its leafy squares, garden spaces, and excellent local amenities, including popular gastropubs and artisan shops. Transport links are superb, with nearby stations providing easy access across London. Highbury & Islington offers Victoria Line and Overground services, while Angel station provides Northern Line connections, ensuring swift routes into the City, West End, and beyond. Numerous bus routes also serve the area, making this an exceptionally well-connected yet residential setting.

Tenure: Freehold

Local Authority: Islington

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		▶ #1 B
69-80	C		
55-68	D	◀ #3 D	
39-54	E		
21-38	F		
1-20	G		

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Barnsbury,
Islington, N1



Approx Gross Internal Area 1838 Sq Ft - 170.75 Sq M

(Excluding Vault)

Vault Area 56 Sq Ft - 5.20 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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