

Barnsbury Grove

Barnsbury, N7

Guide Price £1,850,000

GUIDE PRICE £1,850,000 - £1,900,000

Situated on a peaceful, no-through road in the highly sought-after Barnsbury Conservation Area, this elegant Victorian home offers an exceptional blend of period charm, contemporary architectural design and beautifully considered family living. Extending across four floors, the property provides four generous bedrooms, three bathrooms and an array of beautifully proportioned living spaces.

Extensively refurbished and presented in outstanding, move-in-ready condition, the house retains its handsome stucco-fronted façade, complemented by an attractive front garden and elevated position, creating an impressive first impression. The house is entered at raised ground-floor level through a welcoming hallway, where high ceilings, beautifully restored cornicing and stylish tiled flooring immediately establish a sense of elegance and space. Natural light filters through a south-west-facing landing window, while a striking sightline through the contemporary rear extension towards the garden creates a wonderful sense of openness and connection throughout the house.

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Barnsbury Grove

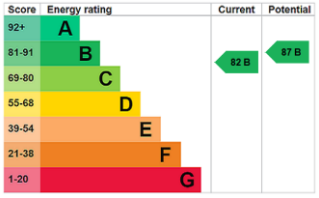
Barnsbury, N7

- Four Bedrooms
- Three Bathrooms
- South-West Facing Garden
- Beautifully Refurbished
- Set within the Barnsbury Conservation Area
- Superb access to transport at Highbury & Islington



On the raised ground floor, an elegant double reception room provides two generously proportioned and versatile living spaces, separated by bespoke dividing doors that allow the rooms to be opened up or enjoyed independently. Both retain an abundance of original period detailing, including decorative cornicing and ceiling roses, beautifully complemented by a rich and sophisticated blue colour palette. The front reception room enjoys attractive views across the period architecture of Barnsbury Grove, while the rear reception room overlooks the lushly planted roof of the extension and the sunny, walled garden beyond. The lower ground floor has been thoughtfully designed as the heart of the home, maximising natural light, generous living space and the connection with the outdoors. A raised walkway, with bespoke built-in storage beneath and an elegant glass balustrade, provides direct access to the garden. The spacious layout lends itself equally well to relaxed family living and entertaining. Four steps lead down to the impressive architectural dining extension, where exceptional ceiling heights, two substantial skylights and full-width glazed doors create a wonderfully light and airy space overlooking the rear garden. Flowing seamlessly from the dining area is a sleek, fully integrated contemporary kitchen, thoughtfully designed with extensive work surfaces and generous storage. A separate utility room and pantry provide additional practical space and can be discreetly closed off from the principal living area. At the front of this floor, a comfortable family cinema room offers a more intimate retreat, with bespoke fitted shelving and French doors opening onto the generous front patio. This level also incorporates a beautifully styled, Moroccan-inspired wet and boot room, providing a third shower room and WC. The front garden and patio have been carefully designed to maximise natural light into the lower ground floor, while incorporating valuable concealed storage for bicycles and outdoor equipment. The first floor accommodates two double bedrooms, including the principal suite, positioned at the front of the house. The principal bedroom is particularly elegant, with two large sash windows providing excellent natural light and a dedicated walk-through wardrobe area. The second double bedroom overlooks the rear garden, while a beautifully appointed family bathroom is conveniently positioned between the two rooms. The top floor provides two further generous double bedrooms, a contemporary bathroom finished in elegant micro cement, a separate WC and additional hallway storage, completing the well-balanced accommodation. The result is a beautifully refurbished Victorian home that combines the character and proportions of its period origins with the light, flow and functionality of thoughtful contemporary design, offering an exceptional family home in one of Barnsbury's most desirable residential settings. The property enjoys a wonderful location, perfectly positioned to benefit from the best of both King's Cross and Islington. Barnsbury Grove is located circa 0.4 miles from Highbury & Islington and local favourites such as The Hemingford Arms, The Duchess of Kent and The Albion within close proximity.

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

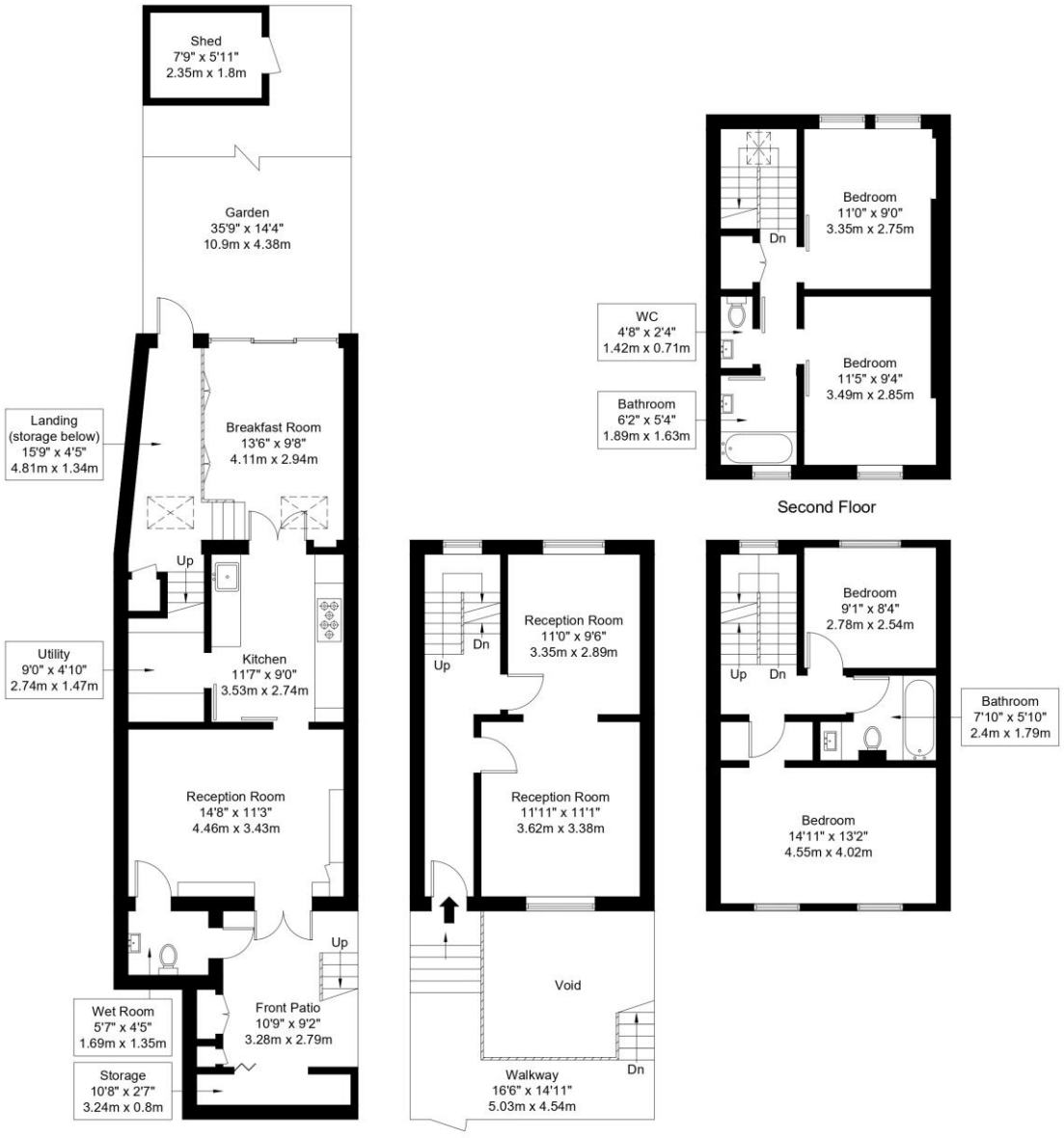


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Approx Gross Internal Area = 152.4 sq m / 1640 sq ft
External Storages / Shed = 12.7 sq m / 137 sq ft
Total = 165.1 sq m / 1777 sq ft



Ref :

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