



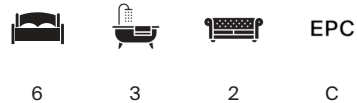
HUNTINGDON STREET

London N1



AN IMPRESSIVE SIX BEDROOM PROPERTY, SPANNING 2125SQFT

Located in the heart of Barnsbury, this impressive 2,125 sq ft freehold house offers exceptional flexibility, currently arranged as two separate dwellings. The main entrance opens into a large open-plan



Local Authority: London Borough of Islington

Council Tax band: D

Tenure: Freehold

Guide price: £1,800,000



This modern extension features a beautifully designed walk-on roof glass bringing in lots of natural light, and expansive French windows and doors that frame views of the private, green garden and provide direct access to it. A separate WC serves this level. A beautifully designed glass bridge leads onto the garden.

The first floor offers three well-proportioned bedrooms along with a family bathroom. One of the bedrooms enjoys direct access to a private roof terrace, creating a peaceful outdoor retreat. The top floor is dedicated entirely to the principal bedroom suite, complete with its own en-suite bathroom featuring a walk-in shower.





The lower level can be reached either from the main living area or independently via the garden, with both routes linked by elegant spiral staircases. This level has been excavated to achieve high ceilings, bringing an unexpected amount of natural light into the space. It is arranged as a self-contained dwelling with two good-sized bedrooms, an open living area, and a split-level transition leading to the kitchen.

The kitchen features large bi-folding doors that open onto a small patio, with a spiral staircase connecting back up to the garden—ideal for independent access.

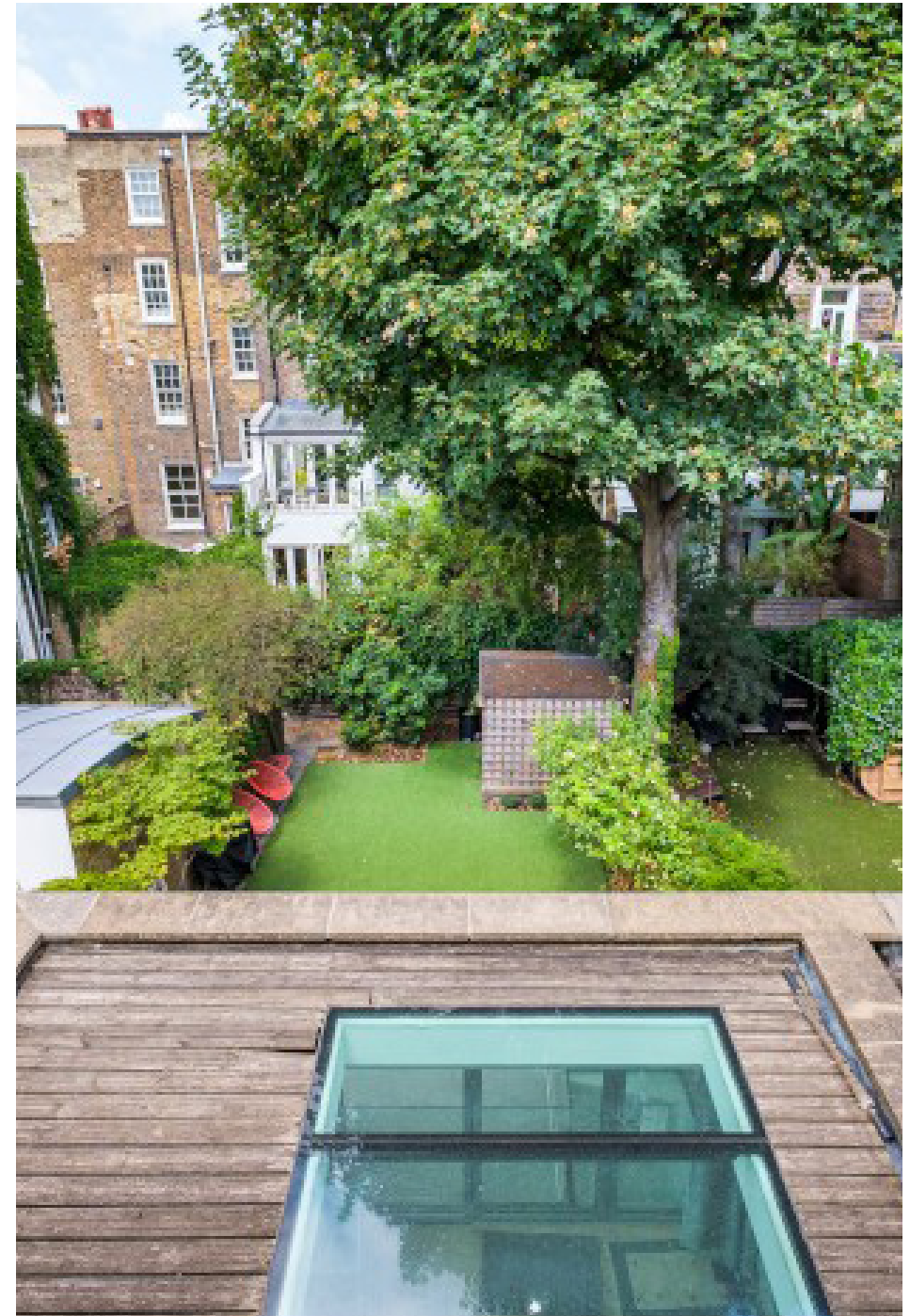
The house benefits from a secured access via a rear alleyway, as well as a private rear garden, a roof terrace, and a patio area on the lower level, providing multiple outdoor spaces rarely found in such a central Barnsbury location.



LOCATION

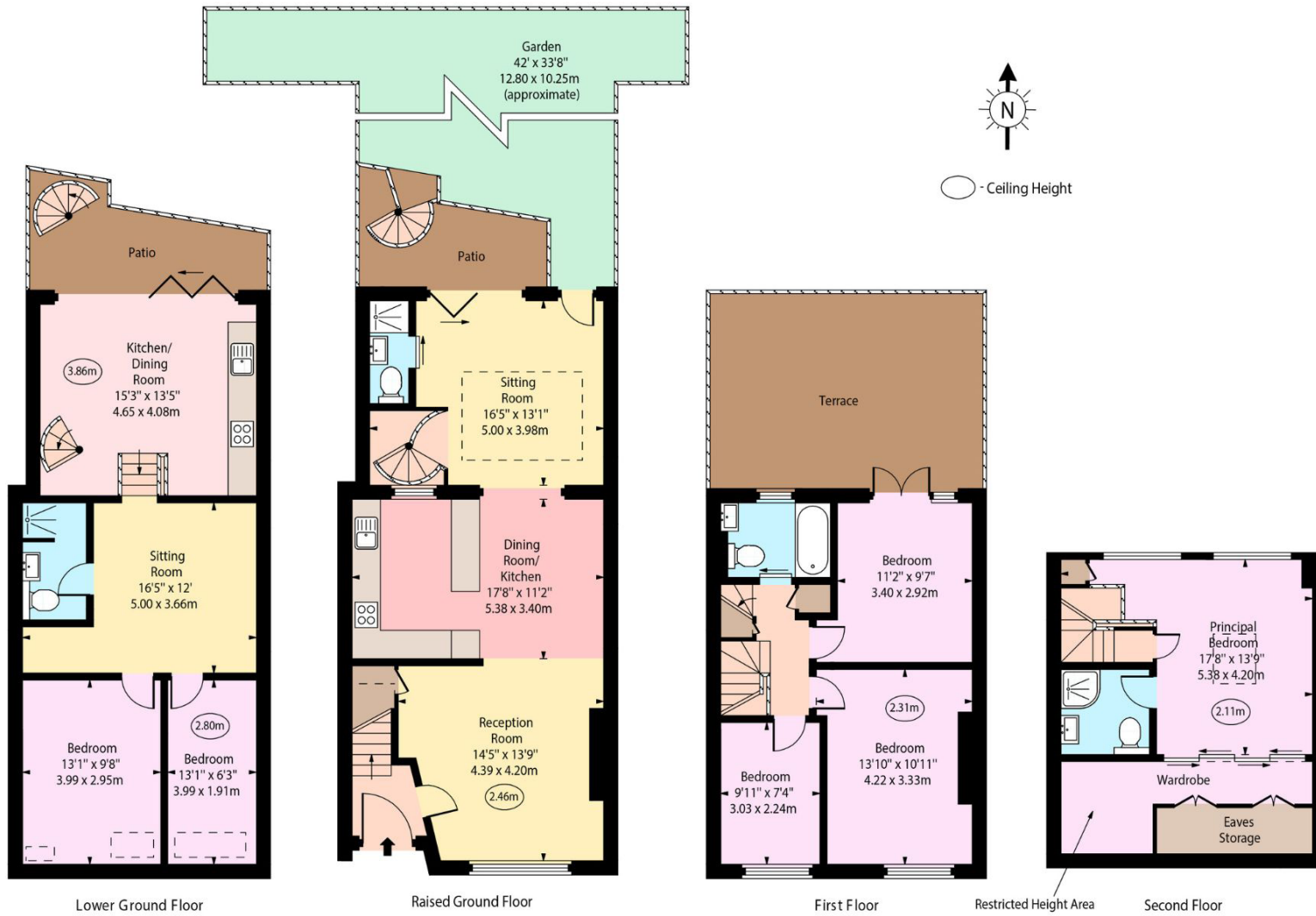
The house is located just 0.5 miles to Highbury and Islington station (Victoria Line/Overground/National rail)

Upper Street, Islington's vibrant culinary and shopping hub, is just 0.5 miles from the property and offers an extensive selection of restaurants, cafés, and independent boutiques.









Approximate Gross Internal Area = 186.08 sq m / 2003 sq ft

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. (ID767266)



We would be delighted
to tell you more.

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