



Cloudesley Road

Barnsbury, N1

Asking Price £2,750,000

A wonderful example of a mid-terraced, Grade II listed Georgian family home, situated on one of the Barnsbury Conservation Area's most sought-after streets. Beautifully presented throughout, this elegant residence seamlessly combines period charm and architectural character with thoughtfully designed contemporary living space arranged over four floors.

CHESTERTONS



Cloudesley Road

Barnsbury, N1

- Grade II listed Georgian family home
- Positioned within the Barnsbury Conservation area
- Beautifully finished
- Wonderful private garden
- Excellent access to Angel Underground



Upon entering the raised ground floor, you are welcomed by two interconnected reception rooms, enjoying attractive views over the quiet, tree-lined Cloudesley Road to the front and overlooking the glazed extension beyond the internal courtyard to the rear. Descending to the half landing, the heart of the home is revealed: a bespoke hand-crafted kitchen featuring a Wolf oven, Quooker tap and extensive cabinetry, with direct access to a beautifully landscaped 23ft rear garden. The lower ground floor offers excellent flexibility, comprising a separate family room/snug and a fourth bedroom, which could equally serve as a study or home office. This floor further benefits from generous built-in storage. The first floor accommodates a recently modernised family bathroom, complete with a four-piece suite and twin sinks, positioned on the rear half landing. To the front are two well-proportioned double bedrooms, one of which could serve as a principal suite. Occupying the entire top floor is the impressive principal bedroom, complemented by a wall of bespoke fitted wardrobes and a stylish shower room. Cloudesley Road is widely regarded as one of Barnsbury's finest residential addresses, characterised by its handsome Georgian architecture, leafy streets and strong sense of community. Barnsbury remains one of Islington's most desirable neighbourhoods, offering an exceptional balance of tranquillity and convenience. Residents are within easy walking distance of Upper Street, renowned for its eclectic mix of independent boutiques, acclaimed restaurants, cafés, gastropubs and everyday amenities. Nearby destinations include Camden Passage, Chapel Market, Granary Square and Coal Drops Yard, while the green open spaces of Barnard Park, Thornhill Square Gardens and Regent's Canal provide excellent opportunities for recreation. Transport connections are superb, with Angel Underground Station (Northern Line) approximately 0.3 miles away, providing direct access to the City, King's Cross and the West End. Highbury & Islington Station (Victoria Line, London Overground and National Rail services) is approximately 0.7 miles away, while King's Cross St Pancras, offering six Underground lines, national rail services and Eurostar connections, is approximately 0.8 miles from the property.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

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CLOUDESLEY ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 318 SQ FT / 29.5 SQ M
 (EXCLUDING REDUCED HEADROOM / SHED)
 RAISED GROUND FLOOR = 577 SQ FT / 53.6 SQ M
 FIRST FLOOR = 519 SQ FT / 48.2 SQ M
 SECOND FLOOR = 364 SQ FT / 33.8 SQ M
 REDUCED HEADROOM / STORE = 27 SQ FT / 2.5 SQ M
 TOTAL = 1805 SQ FT / 167.6 SQ M



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. (ID1313451)