

Batchelor Street

Barnsbury, N1

Asking Price £1,400,000

Nestled in the heart of the sought-after Barnsbury Conservation Area, is a charming and well-presented three-bedroom Grade II listed house. Set over four well-appointed floors, the home boasts a private rear garden that opens directly onto tranquil communal gardens, as well as a sunny roof terrace spanning the entire rooftop—perfect for relaxing or entertaining.

CHESTERTONS









Batchelor Street

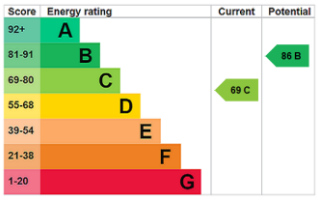
Barnsbury, N1

- Grade II Listed
- Barnsbury Conservation Area
- Four Storey
- Three Bedrooms
- Private Garden onto Communal Gardens
- Roof Terrace
- 0.2 Miles from Angel Underground



Entered on the ground floor, the home welcomes you into a bright dual-aspect double reception room with delightful views over the gardens. Access to the garden is via the half-landing leading down to the lower ground floor which features a well-equipped kitchen with a large island and ample space for dining, a guest WC, and a convenient laundry room. The first floor is dedicated to the principal bedroom, offering generous proportions and plenty of natural light, as well as a stylishly appointed and large family bathroom. On the second floor, you'll find two further bedrooms—one of which features a spiral staircase leading to the private roof terrace, an ideal retreat with panoramic views over the surrounding area. Batchelor Street is a quiet, tree-lined residential street set in the heart of Barnsbury, one of Islington's most prestigious and desirable neighbourhoods. Known for its Georgian and Victorian architecture, leafy streets, and a true sense of community, the Barnsbury Conservation Area is a peaceful enclave within easy reach of vibrant urban life. Local amenities are abundant, with the boutique shops, restaurants, cafés and galleries of Upper Street just a short stroll away. Highlights include Ottolenghi, The Drapers Arms, and The Almeida Theatre, offering residents an exceptional lifestyle right on their doorstep. For green space beyond your garden, Barnard Park and Thornhill Square Gardens provide nearby escapes for leisure and recreation. Batchelor Street is superbly connected for commuters and city explorers alike. Angel Underground Station (Northern Line) is approximately 0.2 miles away, offering swift access to the City and West End. Highbury & Islington Station (Victoria Line, London Overground, and National Rail) is also within easy reach, providing excellent links across London and beyond. With its blend of elegant architecture, access to nature, and outstanding connectivity, this property offers a rare opportunity to enjoy the best of Islington living in a truly special setting.

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



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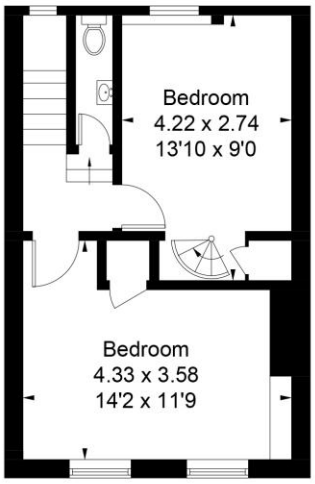
BATCHELOR STREET, N1

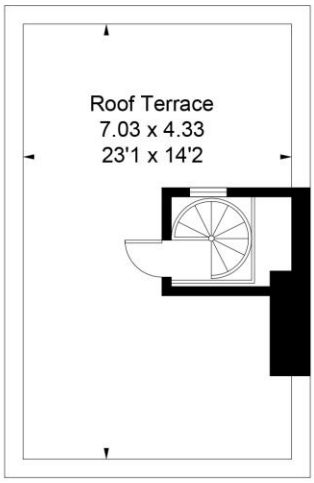
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
LOWER GROUND FLOOR = 378 SQ FT / 35.1 SQ M
RAISED GROUND FLOOR = 333 SQ FT / 30.9 SQ M
FIRST FLOOR = 333 SQ FT / 30.9 SQ M
SECOND FLOOR = 337 SQ FT / 31.3 SQ M
THIRD FLOOR = 30 SQ FT / 2.8 SQ M
REDUCED HEADROOM = 10 SQ FT / 1.0 SQ M
TOTAL = 1421 SQ FT / 132.0 SQ M

= Reduced headroom below 1.5m / 5'0

CH = Ceiling Height



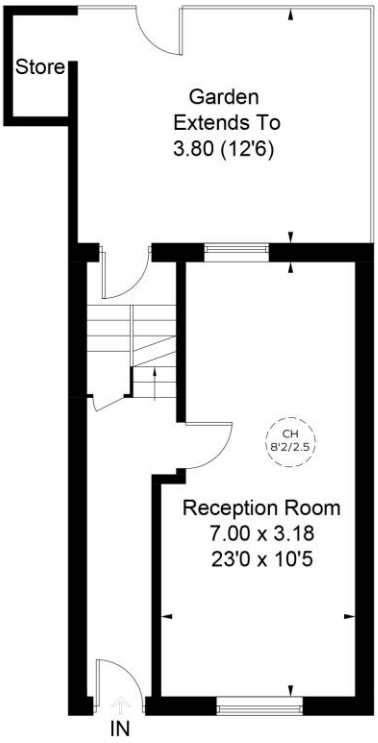
SECOND FLOOR



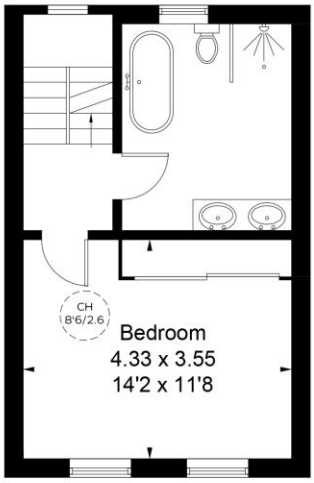
THIRD FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR

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