



Moon Street

Barnsbury, N1

Offers in excess of £1,500,000

This stunning three/four bedroom, three-bathroom period townhouse is located in a prime and highly desirable position within the Barnsbury Conservation Area, right in the heart of Islington. Offering a blend of elegant period charm and modern living, the property is ideal for those seeking both space and style in one of London's most sought-after neighbourhoods.

CHESTERTONS



Moon Street

Barnsbury, N1

- Period Townhouse
- Three/Four Bedrooms
- Three Bathrooms
- Garden
- Sought-After Location
- Barnsbury Conservation Area



Upon entering, the ground floor welcomes you with a large open-plan reception room that exudes natural light and a sense of space. The reception leads seamlessly into a dining area complete with built-in seating, creating a perfect space for entertaining. The newly refurbished kitchen, situated at the rear, is sleek and modern, and opens onto a tranquil private garden through bi-fold doors, offering a lovely retreat from the hustle and bustle of city life. The ground floor also benefits from a guest cloakroom and storage. The first floor is dedicated to the luxurious principal suite, which includes a generously sized bedroom, an additional room currently designed as a dressing room, and a well-appointed bathroom. On the top floor, two further double bedrooms are served by stylish en-suite bathrooms, offering privacy and comfort for family or guests. Moon Street, is located in a vibrant and well-connected part of Islington, within walking distance of the bustling Upper Street, where you'll find a wealth of cafes, restaurants, independent boutiques, and lively bars. The area is also home to a number of local amenities including art galleries, theatres, and green spaces, such as the nearby Barnard Park, offering a fantastic blend of cultural and outdoor options for residents. The property benefits from superb transport links, with Angel and King's Cross stations within close proximity, providing access to the Northern Line, National Rail, and Eurostar services. Additionally, several bus routes run along Upper Street, offering easy access to the rest of London. For those who enjoy cycling, the area is well-served by cycle lanes, and the proximity to the Regents Canal offers a scenic route for walking or cycling. With its prime location, exceptional transport links, and an array of local amenities, this property presents a rare opportunity to live in one of Islington's most sought-after areas.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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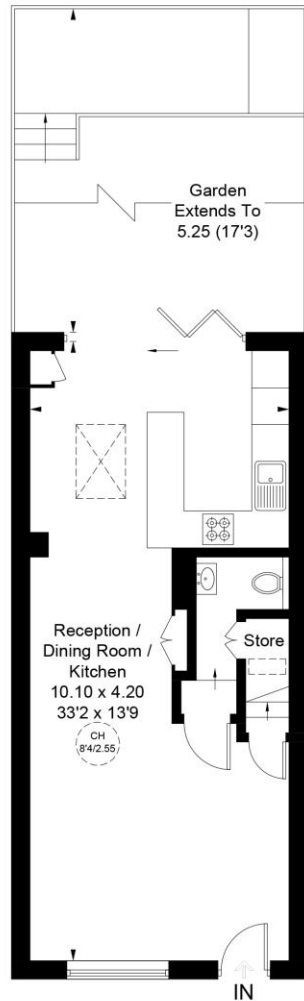
MOON STREET, N1

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 452 SQ FT / 42.0 SQ M
(EXCLUDING REDUCED HEADROOM)
FIRST FLOOR = 339 SQ FT / 31.5 SQ M
SECOND FLOOR = 300 SQ FT / 27.9 SQ M
REDUCED HEADROOM = 2 SQ FT / 0.2 SQ M
TOTAL = 1093 SQ FT / 101.6 SQ M

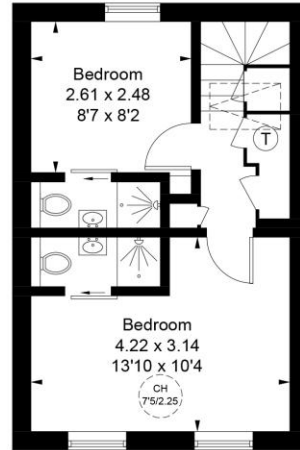


CH = Ceiling Height

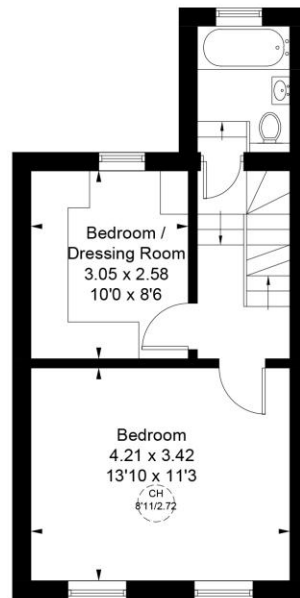
= Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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. (ID1278842)

