



Hemingford Road

Barnsbury, N1

Asking Price £3,300,000

A beautifully proportioned five-storey period home on the highly sought-after Hemingford Road, offering over 2,500 sq ft of versatile living space, four double bedrooms and exceptional entertaining areas, moments from the greenery of Barnsbury Wood.

CHESTERTONS



Hemingford Road

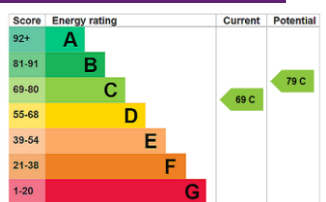
Barnsbury, N1

- Barnsbury Conservation Area
- Five Storey
- Four Bedrooms
- Private Garden
- Views of Barnsbury Wood Nature Reserve
- Locally Listed



Arranged across five floors, this elegant home blends classic period features with contemporary living. You enter on the raised ground floor where an impressive open-plan kitchen forms the heart of the home. Fitted with premium Gaggenau appliances, the Boffi kitchen offers generous storage and extensive worktop space, ideal for keen cooks and everyday family life. To the front of the property is a charming reception room, while to the rear a dining room enjoys leafy views towards Barnsbury Wood and creates a wonderful setting for entertaining. A guest cloakroom is also located on this floor, along with direct access down to the garden. The lower ground floor provides outstanding additional living space and great flexibility. Currently arranged as three separate areas, it can equally function as one expansive sitting or family room. French doors open directly onto the garden, creating a seamless indoor-outdoor flow. A further guest cloakroom is also located on this level. The first floor hosts the impressive principal bedroom to the front, flooded with natural light from large sash windows with original shutters. The room retains a wealth of period character including a fireplace, ceiling rose and ornate cornicing. A well-appointed family bathroom is positioned to the rear. On the second floor are two further generous double bedrooms, while the top floor accommodates the fourth double bedroom alongside a shower room and access to a private terrace. Hemingford Road is a picturesque, tree-lined street in the heart of Barnsbury, known for its handsome Victorian and Georgian houses and tranquil residential feel. The road runs alongside the beautiful Barnsbury Wood Nature Reserve — one of London’s oldest local nature reserves — providing a rare sense of greenery and calm within the city. The property is ideally positioned for excellent transport connections. Highbury & Islington Station offers the Victoria line, the London Overground and National Rail services, providing quick access across London. Angel Station on the Northern line is also within easy reach. The surrounding area is rich in amenities, with the boutiques, cafés and restaurants of Upper Street nearby, as well as the vibrant food and retail offerings of Camden Passage. Residents also benefit from easy access to green open spaces including Highbury Fields and the Regents Canal towpath. This exceptional home combines generous living space, period charm and a prime Barnsbury location, making it perfectly suited for both family life and entertaining.

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



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HEMINGFORD ROAD

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 584 SQ FT / 54.3 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 569 SQ FT / 52.9 SQ M
 FIRST FLOOR = 452 SQ FT / 42.0 SQ M
 SECOND FLOOR = 439 SQ FT / 40.8 SQ M
 THIRD FLOOR = 315 SQ FT / 29.3 SQ M (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM = 40 SQ FT / 3.7 SQ M
 TOTAL = 2400 SQ FT / 223.0 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. (ID1142485)