



# Hemingford Road

Barnsbury, N1

Asking Price £2,750,000

A magnificent double-fronted Georgian freehold residence set over two floors, located within the heart of the highly desirable Barnsbury Conservation Area, currently arranged as two separate dwellings. Both apartments are presently registered as leasehold properties; however, the freehold title is included within the sale.

**CHESTERTONS**



# Hemingford Road

## Barnsbury, N1

- Georgian freehold
- Arranged as two separate apartments
- Two leaseholds with the freehold title
- Seven bedrooms
- Three bathrooms
- Garden studio
- Two storey double-fronted house



Accessed via a charming front garden, the ground floor apartment is beautifully configured, which enjoys direct access to a sunny landscaped rear garden. To the front of the house are three generous double bedrooms alongside a spacious family bathroom. To the rear, a thoughtfully designed full-width extension provides an impressive open-plan kitchen adjoining a substantial reception and dining room measuring approximately 29' x 14', perfectly suited for modern family living and entertaining. Natural light pours into the living space through three striking floor-to-ceiling sliding doors, seamlessly connecting the interior to the outdoor dining and seating terrace. At the end of the garden sits a versatile detached studio comprising a home office, bathroom with bath-tub, and useful storage rooms — ideal as a studio, guest accommodation or office space. The upper accommodation is arranged as a separate apartment occupying the first floor, currently offering four double bedrooms, a family bathroom and access to a private roof terrace. Hemingford Road is one of Barnsbury's most sought-after residential streets, renowned for its handsome period architecture, leafy surroundings and village-like atmosphere while remaining exceptionally well connected to central London. The property is moments from the independent cafés, restaurants and boutiques of Upper Street, Coal Drops Yard and Granary Square, as well as the green open spaces of Barnard Park and Caledonian Park. Excellent local schooling and a strong sense of community further enhance the area's enduring appeal. Transport links are superb, with Caledonian Road & Barnsbury Station approximately 0.2 miles away, providing London Overground services. Angel Underground Station is approximately 0.5 miles away (Northern Line), while King's Cross St Pancras is approximately 0.6 miles away, offering national rail connections, six Underground lines and Eurostar services.

**Tenure:** Freehold  
**Local Authority:** Islington  
**Council Tax Band:** D

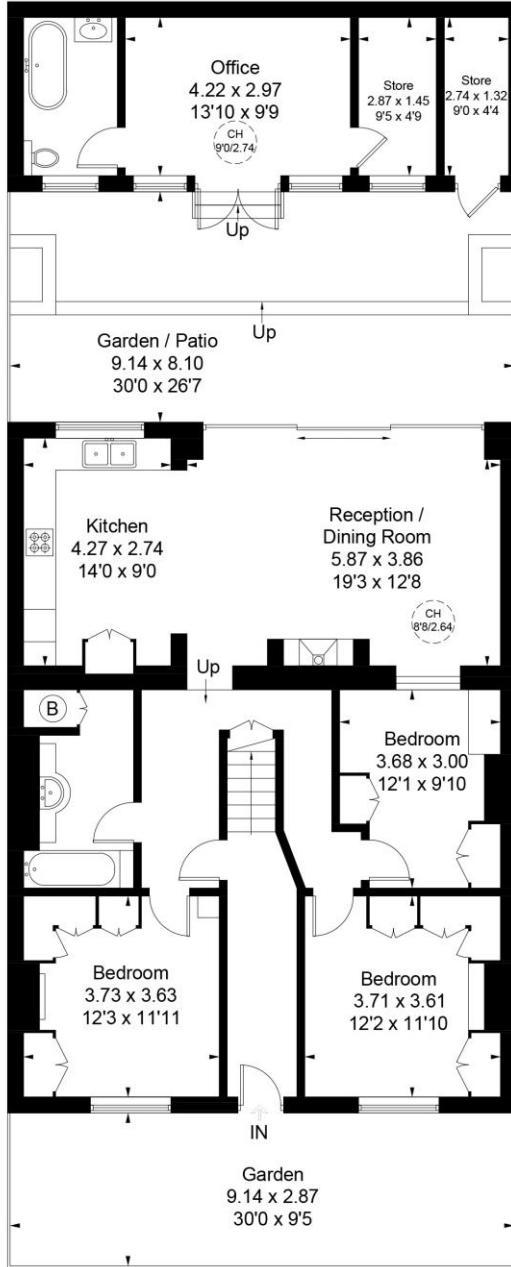
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

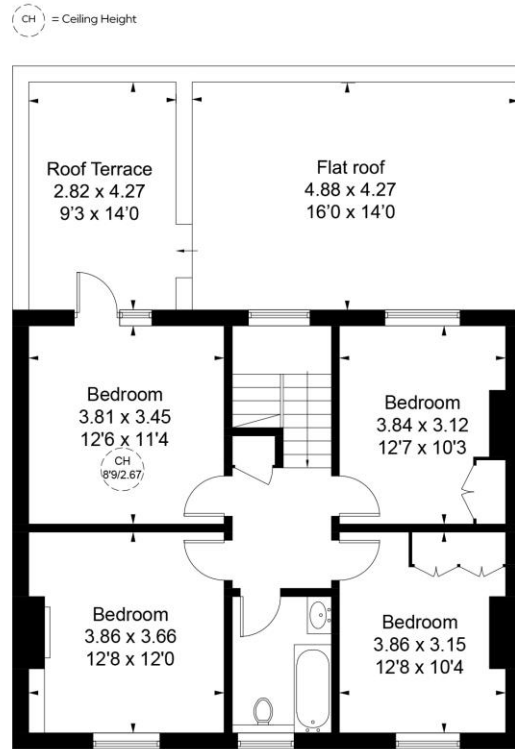
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# HEMINGFORD ROAD, N1

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1187 SQ FT / 110.3 SQ M  
 FIRST FLOOR = 730 SQ FT / 67.8 SQ M  
 OUTBUILDINGS = 292 SQ FT / 27.1 SQ M  
 TOTAL = 2209 SQ FT / 205.2 SQ M



**GROUND 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. (ID1304910)

