



Thornhill Road

Barnsbury, N1

Asking Price £2,750,000

A truly outstanding Grade II listed five storey Georgian mid-terraced family home that has been lovingly refurbished by the current owners with 90' garden and stunning views over Barnsbury Square.

CHESTERTONS



Thornhill Road

Barnsbury, N1

- Stunning 5 bedroom Grade II Listed house
- Barnsbury Conservation Area
- Fabulous First Floor L-shaped Reception Room
- 90' Rear Garden
- Prime Barnsbury location overlooking Barnsbury Square
- Superb access to the transport at Angel, Highbury & Islington and King's Cross/St Pancras.



A truly outstanding Grade II listed Georgian mid-terraced five storey family home that has been lovingly refurbished by the current owners with a 90' garden and stunning views over Barnsbury Square and across the gardens of the houses on Brooksby Street & Bewdley Street. The property is entered on the raised ground floor, where an impressive entrance hallway immediately sets the tone, retaining a wealth of period features. The formal dining room and kitchen occupy this level, both enjoying views across the sunny rear garden and towards Barnsbury Square. To the rear, clever use of space and architectural design has created a discreet guest cloakroom. Beyond this, built-in wardrobes provide excellent storage before leading directly out to the exceptional 90ft rear garden. The lower ground floor provides two well-proportioned double bedrooms and a family bathroom. The rear bedroom benefits from direct access to a private patio, with steps leading up to the garden beyond. The first floor is dedicated to the formal reception room, an impressive space enjoying immense, far-reaching green views. A study occupies the half landing, providing a useful and separate space for working from home. The second floor houses the generous principal bedroom, complete with a full wall of bespoke built-in wardrobes. This floor also features a luxurious four-piece family bathroom with twin sinks. The top floor provides two further bedrooms, both benefiting from ample built-in storage and wardrobes. The rear bedroom is currently arranged as a study, offering flexibility to suit a variety of needs. Overall, the house offers an exceptional combination of period charm, considered design, versatile accommodation and a rare 90ft rear garden, all overlooking the sought-after surroundings of Barnsbury Square. The house is exceptionally well positioned for access to Upper Street and all the amenities that come with being in central Barnsbury. Access to transport is fantastic with easy commutes to Highbury & Islington, Angel and King's Cross/St Pancras.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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THORNHILL ROAD,N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR(INCLUDING UTILITY) = 448 SQ FT / 41.6 SQ M
 GROUND FLOOR = 430 SQ FT / 40.0 SQ M
 FIRST FLOOR = 430 SQ FT / 40.0 SQ M
 SECOND FLOOR = 358 SQ FT / 33.3 SQ M
 THIRD FLOOR = 245 SQ FT / 22.8 SQ M
 REDUCED HEADROOM = 58 SQ FT / 5.4 SQ M
 TOTAL = 1969 SQ FT / 183.1 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. (ID1328892)