



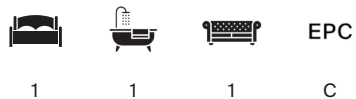
BARNSBURY STREET

London N1



BRIGHT BARNSBURY PERIOD GEM

A beautifully proportioned one-bedroom apartment set in the heart of the highly sought-after Barnsbury Conservation Area, offering an abundance of natural light



Local Authority: London Borough of Islington

Council Tax band: E

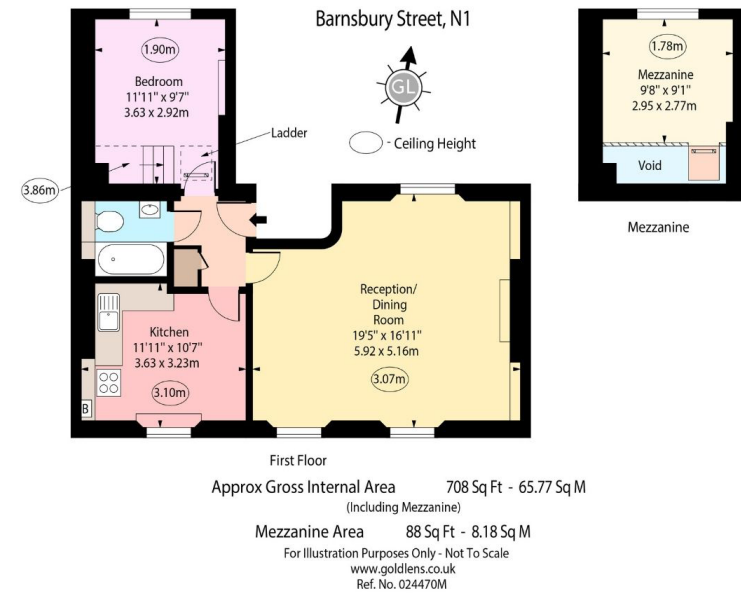
Tenure: Share of Freehold with 980 years remaining

Service charge: Paid on a pro rata basis with no review

Guide Price: £675,000

The standout feature of this home is the reception room, where soaring double-height ceilings and three sash windows, including two floor-to-ceiling windows and a further window overlooking rear gardens, create an incredible sense of space and light. Rich in original character, the room is further enhanced by period detailing and a fireplace.

The separate kitchen is equally bright and inviting, benefitting from a large sash window that floods the room with natural light and complements the apartment's airy feel. The principal bedroom is currently arranged with a mezzanine level, providing additional versatility and storage. However, this could easily be removed to restore the room's impressive ceiling height, creating a wonderfully voluminous bedroom filled with natural light.



Approximate Gross Internal Area = 65.77 sq m / 708 sq ft

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. (ID767266)

We would be delighted
to tell you more.

Megan Squire
+44 2036577352
Megan.Squire@knightfrank.com

Knight Frank Islington
321 322 Upper Street
N1 2XQ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026 Photographs and videos dated August 2026. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP