



College Cross

Barnsbury, N1

Offers in excess of
£3,000,000

An exceptional opportunity to purchase a handsome, Grade II listed semi-detached freehold home, tucked away in a quiet cul-de-sac in the heart of Barnsbury and benefitting from a remarkably long rear garden of around 81 ft. The property offers generous, versatile accommodation and depending on the owners' requirements could span from a three to a six-bedroom house. The ground floor, beginning with an impressive entrance hall adorned with ornate coving and corbels, is dominated by a splendid double reception room, rich in period character with decorative coving, two feature fireplaces and two ceiling roses. To the rear sits the kitchen, which opens directly onto the expansive garden — a true rarity for the area. The lower level provides two reception rooms/bedrooms and a shower room, while the first-floor hosts two substantial bedrooms, including a grand front room showcasing beautiful original details, plus a further double bedroom/office on the rear split level. The top floor is devoted to the principal bedroom and a family bathroom. Overall, the house presents a wonderful canvas for extension and modernisation, with planning being granted for a single storey infill extension to the lower ground floor and conversion of the split-level room into a bathroom — planning application reference number P2025/0495/FUL.

College Cross is a highly sought-after address, perfectly balancing tranquillity with immediate access to the lively scene of Upper Street. Popular local favourites such as The Albion and The Drapers Arms are close by, and everyday amenities including Waitrose and Sainsbury's can be found near Angel at the southern end of Liverpool Road. Excellent transport connections are available from Highbury & Islington (Victoria Line and National Rail) and Angel Underground (Northern Line), offering swift links into the City and throughout London.

CHESTERTONS



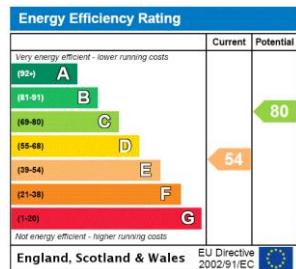
College Cross

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- Substantial Freehold
- Grade II listed
- Circa 81ft rear garden
- Semi detached
- Beautiful period details
- Set in the heart of Barnsbury
- Barnsbury conservation area



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority:
Council Tax Band: G



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COLLEGE CROSS, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 676 SQ FT / 62.8 SQ M
 (INCLUDING INTERNAL VAULT / EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 598 SQ FT / 55.6 SQ M
 FIRST FLOOR = 545 SQ FT / 50.6 SQ M
 SECOND FLOOR = 464 SQ FT / 43.1 SQ M
 EXTERNAL VAULT = 28 SQ FT / 2.6 SQ M
 REDUCED HEADROOM = 70 SQ FT / 6.5 SQ M
 TOTAL = 2381 SQ FT / 221.2 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. (ID1264534)

