



# Gibson Square

Barnsbury, N1

Asking Price £2,800,000

This charming fully renovated three-bedroom, three reception room, Grade II listed Georgian mid-terraced house with large conservatory is set in the very heart of Islington, within the highly regarded Barnsbury Conservation Area, overlooking the much-loved Gibson Square.

**CHESTERTONS**





# Gibson Square

## Barnsbury, N1

- Grade II Listed Georgian House
- Barnsbury Conservation Area
- Three Reception Rooms
- Three Bedrooms
- Two Bathrooms
- Large Conservatory and Landscaped Garden
- Full Of Charm and Fully Renovated
- Prime Location





The property is entered on the ground floor, where you are welcomed by two elegant and separate reception rooms, both rich in period character and benefitting from an abundance of original features. These inviting spaces offer excellent flexibility for entertaining, home offices or everyday living. The first floor is dedicated to a superb principal suite. A generous front-facing bedroom enjoys a wonderful outlook across the leafy gardens of Gibson Square and leads through to a walk-in wardrobe, which in turn opens onto a well-appointed en-suite bathroom overlooking the rear gardens, creating a peaceful and private retreat. On the second floor are two further double bedrooms, both fitted with generous built-in wardrobes. Above, a convenient mezzanine level houses a shower room, adding further practicality and charm to this thoughtfully arranged home. The lower ground floor forms the social heart of the house, comprising a bright fully fitted, open-plan kitchen and dining area which flows seamlessly into a conservatory flooded with natural light and enjoying a pleasant outlook over the landscaped garden. This level also benefits from a separate utility room, a guest WC, and a private front patio leading to the vaults, providing valuable additional storage and outdoor space. Gibson Square is one of Islington's most sought-after garden squares, renowned for its beautifully maintained communal gardens, elegant Georgian architecture and strong sense of community. The location is exceptional for local amenities. Upper Street, Essex Road and Angel are all within easy reach, providing an outstanding selection of independent boutiques, cafés, acclaimed restaurants, pubs and everyday conveniences. Cultural attractions such as the Almeida Theatre and Screen on the Green further enhance the area's appeal. Transport links are excellent, with Angel Underground Station (Northern Line) and Highbury & Islington Station (Victoria Line, Overground and National Rail) close by, along with Essex Road Station. Numerous bus routes also serve the area, offering swift and convenient access across London. This is a rare opportunity to acquire a characterful Georgian home in one of Islington's most desirable and well-connected locations.

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

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### *Chestertons Islington Sales*

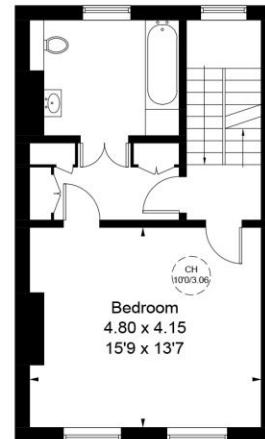
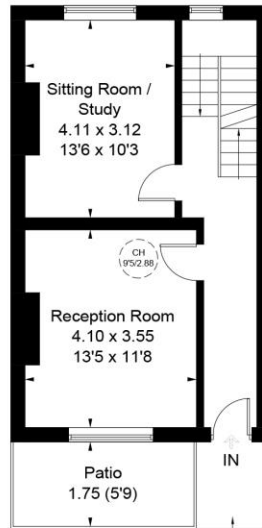
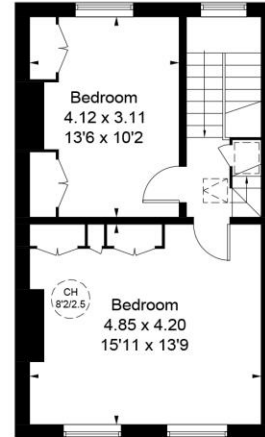
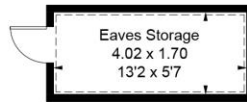
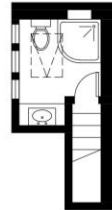
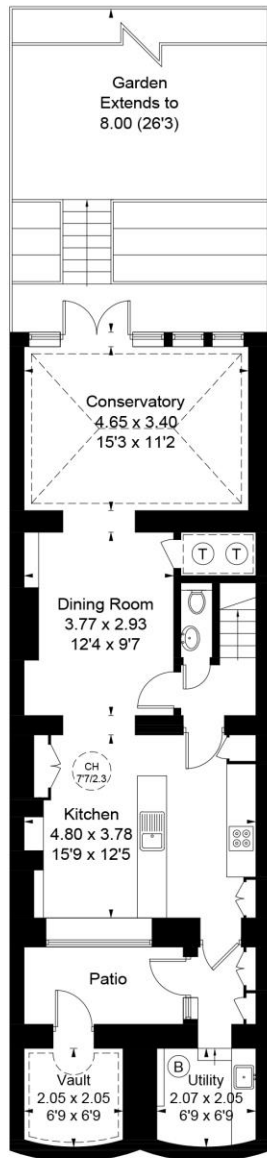
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# GIBSON SQUARE, N1

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
RAISED GROUND FLOOR = 674 SQ FT / 62.6 SQ M  
GROUND FLOOR = 438 SQ FT / 40.7 SQ M  
FIRST FLOOR = 437 SQ FT / 40.6 SQ M  
SECOND FLOOR = 432 SQ FT / 40.1 SQ M  
MEZZANINE = 54 SQ FT / 5.0 SQ M  
(REDUCED HEADROOM / EAVES STORAGE) = 93 SQ FT / 8.7 SQ M  
VAULT = 47 SQ FT / 4.4 SQ M  
TOTAL = 2175 SQ FT / 202.1 SQ M



 = Reduced headroom below 1.5m / 5'0



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. (ID1272819)

