



# Thornhill Crescent

Barnsbury, N1

Asking Price £800,000

A stunning 2 double bedroom upper maisonette with accommodation arranged over the top 2 floors of this elegant Grade II listed Georgian mid terraced house, set within the Barnsbury conservation area. Accommodation comprises open-plan kitchen/ reception room on the second floor with 2 sash windows affording wonderful views on to the church & gardens of Thornhill Crescent. To the rear is the bedroom complete with en-suite shower room. The top (third) floor is home to the larger of the 2 bedrooms along with the main bathroom complete with bath and separate walk-in shower. Situated within this charming Georgian terrace, directly overlooking the picturesque church and gardens of Thornhill Crescent, the property is conveniently located for access to the transport hub & destination location that is Kings Cross & St Pancras International, with its array of public spaces, boutique shops and eateries with offerings from around the world. The bus routes of Caledonian Road are close by, as are the many vibrant amenities of Upper Street. The property has been finished to a very high standard utilising high quality fittings.

**CHESTERTONS**



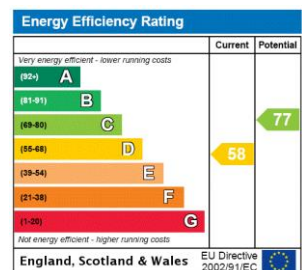
# Thornhill Crescent

## Barnsbury, N1

- 2 double bedroom upper maisonette
- Grade II listed Georgian conversion
- Overlooking the church of Thornhill Crescent
- Principal bedroom with en-suite shower room
- Main bathroom with separate shower
- Set within the Barnsbury conservation area



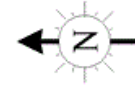
**Tenure:** Leasehold 88 years 5 months  
**Service Charge:** £2,072 pa  
**Ground Rent:** £10 pa  
**Local Authority:** Islington  
**Council Tax Band:** D



### *Chestertons Islington Sales*

327-329 Upper Street  
Islington  
London  
N1 2XQ  
islington@chestertons.co.uk  
020 7359 9777  
chestertons.co.uk

Thornhill Crescent, N1  
Approx. Gross Internal Area \*  
795 Ft<sup>2</sup> - 73.86 M<sup>2</sup>



Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale  
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