



# THEBERTON STREET

Islington NI



# A REMARKABLE GRADE II LISTED TOWNHOUSE IN BARNSBURY, NI.

This outstanding Grade II listed Victorian townhouse offers generous proportions, abundant natural light and exceptional design, arranged over multiple levels in the heart of Barnsbury.

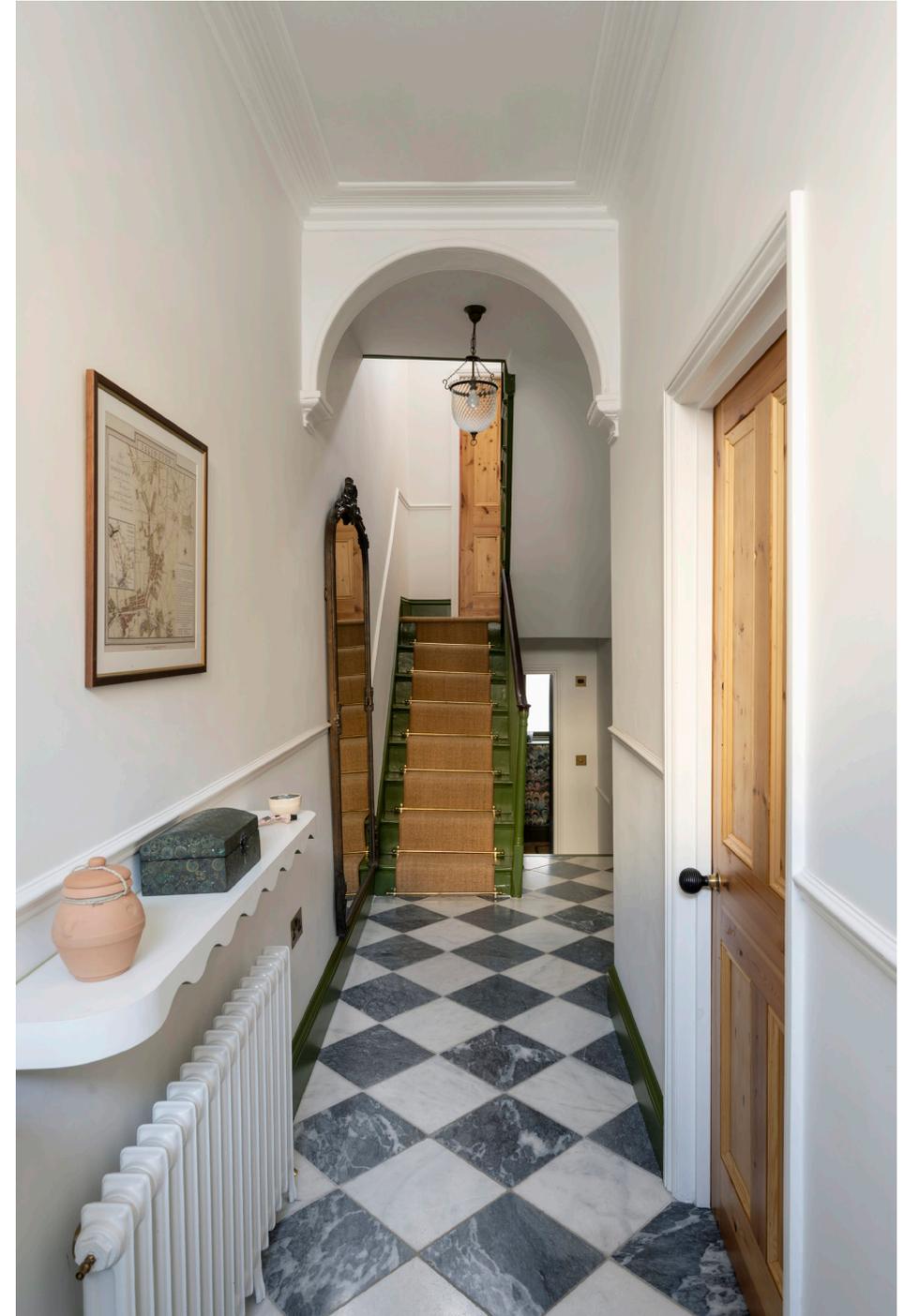
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Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide price: £3,000,000



Providing three double bedrooms, the house has been comprehensively refurbished to an exacting standard, with original period details carefully restored and beautifully combined with contemporary finishes.

The property opens into an impressive entrance hall showcasing high ceilings and decorative covings. An original staircase rises through the house, while fanlights above the front door bathe the space in natural light.

To the front of the ground floor sits an elegant double reception room, featuring a large arched sash window overlooking Theberton Street. To the rear, tall French doors open directly on to a south-facing, low-maintenance walled garden. These interconnected reception spaces are ideal for entertaining, enhanced by ornate cornicing, ceiling roses, restored fireplaces with marble surrounds and rich dark





The lower ground floor features a remarkable kitchen and dining area, as well as a distinctive media room. The bespoke deVOL kitchen occupies the front of the house, fitted with light timber cabinetry and quartz worktops. Oak parquet flooring runs throughout, and a separate utility area adds practicality. The dining area features a custom dining area with storage and a decorative fireplace. Beyond this space, beneath a glass roof marking the home's original footprint, is a useful home office. To the rear lies a striking lower ground reception room, with the added benefit of an adjoining contemporary shower room.

The first floor is dedicated to the principal suite. The bedroom is filled with light from floor-to-ceiling sash windows and offers impressive scale, original shutters, and a statement fireplace. An elegant en suite bathroom leads from the bedroom, fitted with a freestanding bath, a double shower, and twin basins. A walk-in wardrobe is positioned to the rear of the half landing.

On the top floor are two further generously sized double bedrooms, connected by a stylish Jack-and-Jill shower room.



## LOCATION

Set within the Barnsbury Conservation Area, Theberton Street is ideally located just 0.6 miles to Highbury and Islington station (Victoria line/Overground/National Rail) and 0.4 miles to Angel station (Northern Line) offering transport routes across London. Upper Street is at your doorstep, Islington's culinary and shopping hub.









(Including Vault and Limited Use Area)  
Approximate Gross Internal Area = 200.2 sq m / 2154 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  
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