



## Hemingford Road, N1

### £1,700,000

A rare opportunity to acquire a characterful freehold in prime-Barnsbury split across three floors, this spacious home offers a flexible and well-balanced layout.

The raised ground floor features a bright double reception room, ideal for everyday living and entertaining.

Hemingford Road is a highly sought-after street in Barnsbury, conveniently positioned close to Highbury & Islington, Caledonian & Barnsbury, and Angel stations. Residents enjoy easy access to the vibrant shops and bars of Upper Street, along with several attractive garden squares and the open green space of Barnard Park.

### Features

- Freehold
- Two Double Bedrooms
- Two Bathrooms
- Three Floors
- Large Garden
- Chain Free



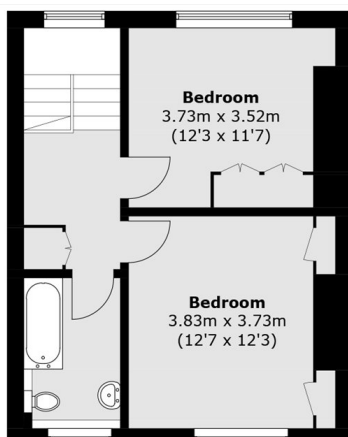
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On the lower ground floor, the kitchen leads into a bright conservatory with access to a large garden, creating a practical and sociable space. This floor also benefits from a bathroom, as well as an additional dining area that adds further versatility.

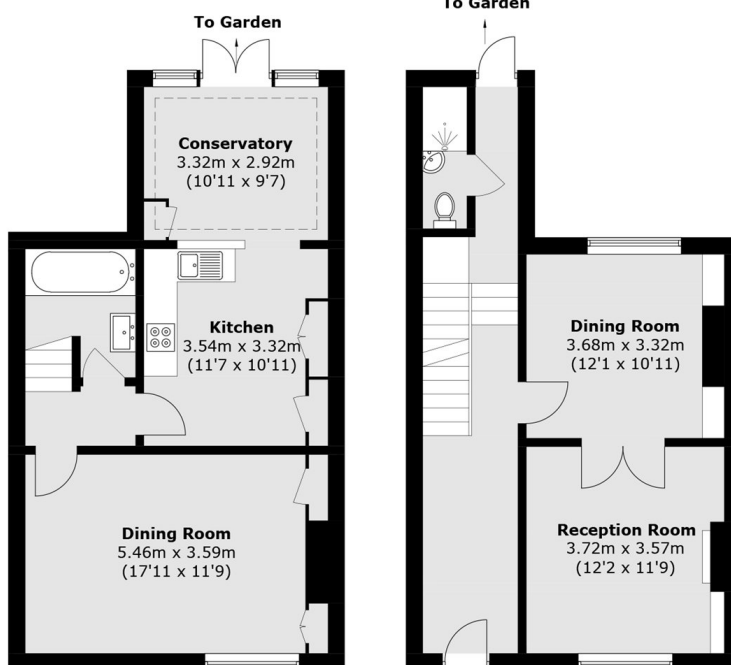
The first floor comprises of two double bedrooms with built in storage and access to the family bathroom. The house also comes with loft space which can be accessed from the landing and bedroom.



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## First Floor



Lower Ground Floor

Ground Floor

Total area (approx.): 134.9 sq. m (1,451.9 sq. ft)