

A three-story brick townhouse at dusk. The ground floor is white with a red door and large windows. The upper floors are brick with white-framed windows. A large tree is on the left, and a black iron fence is in the foreground. The sky is a mix of orange and purple.

RICHMOND AVENUE
LONDON, N1

GRANT J BATES
— PROPERTY —



A rare renovation opportunity on one of Barnsbury's most celebrated streets

GJB

Richmond Avenue, London, N1

Freehold

Current

- 2850 Sq Ft
- Divided Into Three Flats
- Currently Nine Bedrooms
- Full Renovation Project
- Richmond Avenue Address
- Barnsbury Conservation Area

Potential

- Potential To Make Circa 3100 Sq Ft
- Potential For Five+ Bedrooms
- Potential For Garden Studio
- Two Reception Rooms
- Open Plan Living/Kitchen/Dining
- Wine Cellar & Vaults
- Private 30ft Rear Garden

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Description

Set on the tree-lined sweep of Richmond Avenue, among Barnsbury's finest addresses, this early Victorian property presents a rare opportunity to reimagine a substantial period house from top to bottom. Currently arranged over five floors, the property requires full renovation throughout, offering a blank canvas for a buyer to create an exceptional family home in one of North London's most desirable postcodes. The façade's stucco has already been restored to a high standard, setting an elegant tone for the renovation ahead.

Subject to planning permission, proposed plans point to superb potential: a layout extending to approximately 3,100 sq ft could deliver five to six bedrooms and four bathrooms, anchored by a principal suite, two generous reception rooms, and an open-plan kitchen/dining space on the lower ground floor, with vaults and a wine cellar for storage. A detached garden studio with its own en suite offers flexible space for a home office, gym or guest annexe. Upper floors provide bedrooms, a family bathroom, a study, and a terrace off the second floor.

The house retains handsome period proportions, high ceilings and tall sash windows, providing a foundation for a sympathetic, high-specification restoration.

Richmond Avenue sits within the heart of the Barnsbury Conservation Area, moments from Liverpool Road, Upper Street and Islington's renowned mix of restaurants, boutiques and the Almeida Theatre. Caledonian Road & Barnsbury station provides links into the City and West End, while Highbury & Islington station offers Victoria line and Overground connections. Angel and King's Cross are close by.

Additional Information

EPC Rating:

Flat 1 - To follow

Flat 2 - C

Flat 3 - D

Council Tax Band:

Flat 2 - D

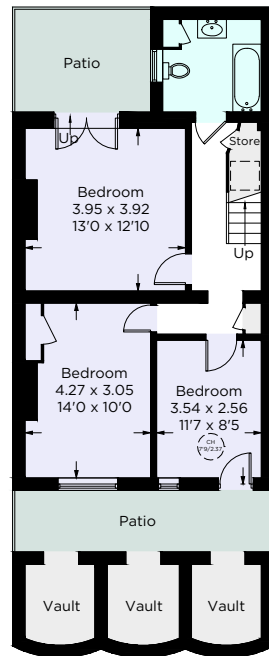
Flat 3 - E

Local Authority: Islington

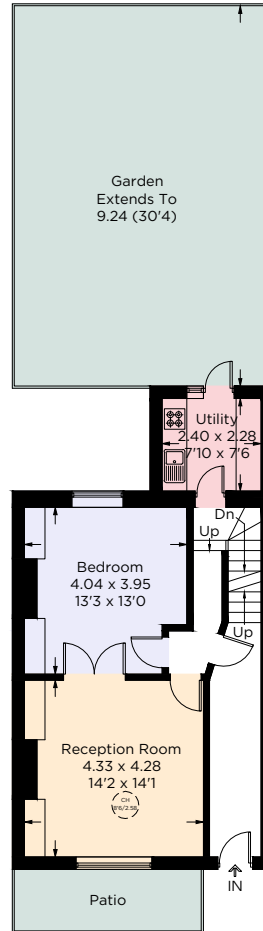




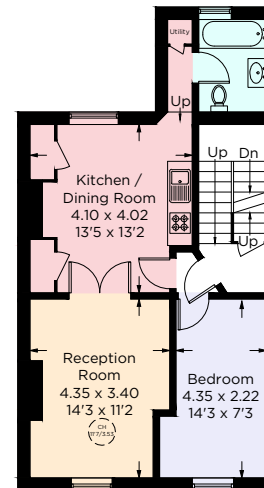
 = Reduced headroom below 1.5m / 5'0
 = Ceiling Height



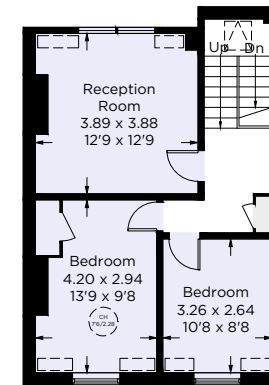
Lower Ground Floor



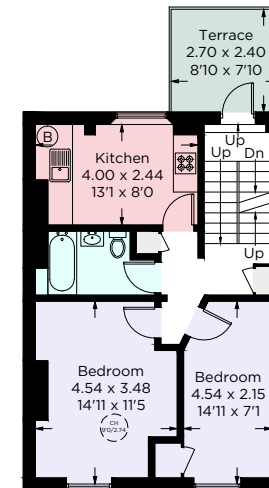
Raised Ground Floor



First Floor



Third Floor



Second Floor

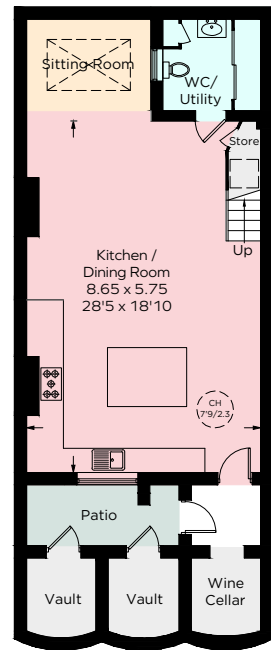
Richmond Avenue Current Floor Plan

Approximate Gross Internal Area = 264.8 sq m / 2850 sq ft, Vault = 10.9 sq m / 117 sq ft

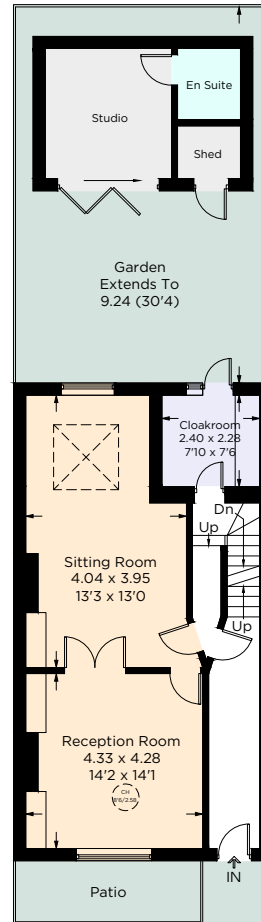
Approximate Gross External Area = 78.1 sq m / 841 sq ft

[] = Reduced headroom below 1.5m / 5'0"

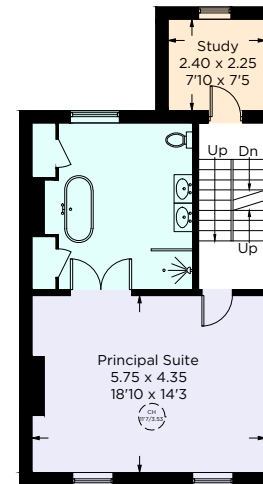
CH = Ceiling Height



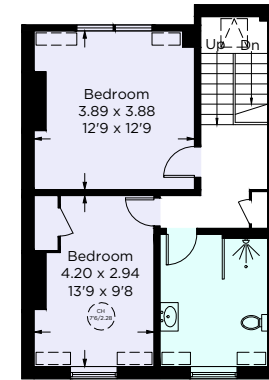
Lower Ground Floor



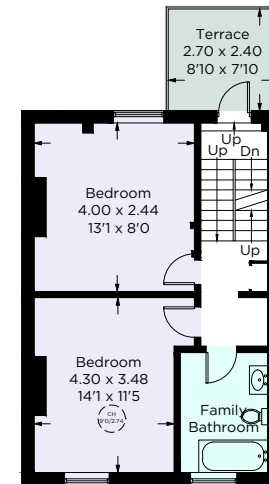
Raised Ground Floor



First Floor



Third Floor



Second Floor

Richmond Avenue Potential Floor Plan

Approximate Gross Internal Area = 288.5 sq m / 3105 sq ft, Vaults = 7.1 sq m / 76 sq ft, Studio = 15.9 sq m / 171 sq ft, Total = 311.5 sq m / 3352 sq ft

Approximate Gross External Area = 66.0 sq m / 710 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.