



Cloutesley Road

Barnsbury, N1

Asking Price £2,000,000

A wonderful example of a mid-terraced, Grade II listed Georgian family home in the heart of Barnsbury, situated in the Barnsbury Conservation area and within an enviable location on Cloutesley Road.

Cloutesley Road is ideally located to take advantage of the area's excellent amenities. The vibrant Islington district is just a short distance away, offering a wide array of local shops, cafes, restaurants, and bars to suit all tastes. The renowned Upper Street is easily accessible, offering high-end boutiques, stylish dining options, entertainment and cultural experiences. Families will appreciate the proximity to well-regarded local schools, and the surrounding area boasts a variety of green spaces, including Barnard Park, Islington Green, Thornhill Gardens and Thornhill Square, perfect for leisurely strolls or family outings. Transport links are excellent, ensuring easy access to central London and beyond. The property is within close proximity to Angel Underground Station (Northern Line), offering quick and direct access to the City and the West End. Additionally, Highbury & Islington Station (Victoria Line and National Rail), providing excellent connectivity across London. For those who prefer to travel by bus, numerous routes run nearby, offering further convenience. Whether you're commuting into the city or enjoying the local area, Cloutesley Road provides the perfect balance of tranquillity, convenience, and connectivity.

CHESTERTONS



Cloudesley Road

Barnsbury, N1

- Wonderful Georgian family home
- Grade II listed
- 3 bedrooms
- Fabulous 55' X 37' West facing garden
- Enviable Barnsbury location
- Barnsbury Conservation area
- Being sold chain free



Offering a harmonious balance of space, character, and modern living, the house is complemented by a marvellous west-facing garden measuring 55ft in width (at its widest point) X 37ft in depth, providing an expansive outdoor sanctuary. This superb garden is designed for both relaxation and entertainment, featuring a practical summer house benefitting from electricity and internet cabling and a covered outdoor seating area, perfect for barbecuing and enjoying the outdoors year-round. The size and orientation of the garden ensure it captures an abundance of natural sunlight throughout the day. The high rear wall of the garden affords exceptional privacy, making it a tranquil retreat for the whole family. On the lower ground floor, the property accommodates a family kitchen which in turn provides access to a wine cellar and a storage vault. Moving through, the floor continues to a mixed use area equally suitable as a dining-room or an additional sitting -room with gas fireplace, and then to the light, main reception room (19' x 12') which itself leads into a modern conservatory, perfectly positioned to overlook the stunning garden. The ground floor of the property consists of one reception room and a guest cloakroom with abundant built-in storage (*formerly a full-bathroom, for easy re-conversion if desired*). The first floor accommodates 2 generously sized double bedrooms. The second floor is home to a 3rd double bedroom offering additional storage and a light-filled atmosphere and the family bathroom which completes this level. This wonderful residence blends traditional Georgian architecture with contemporary design, making it the perfect home for those seeking spacious living, modern amenities, and a beautifully private outdoor space.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: To be set

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

CLOUDESLEY ROAD, N1

APPROXIMATE GROSS INTERNAL AREA

LOWER GROUND FLOOR = 645 SQ FT / 59.9 SQ M (EXCLUDING REDUCED HEADROOM)

RAISED GROUND FLOOR = 326 SQ FT / 30.3 SQ M (EXCLUDING ATRIUM VOID)

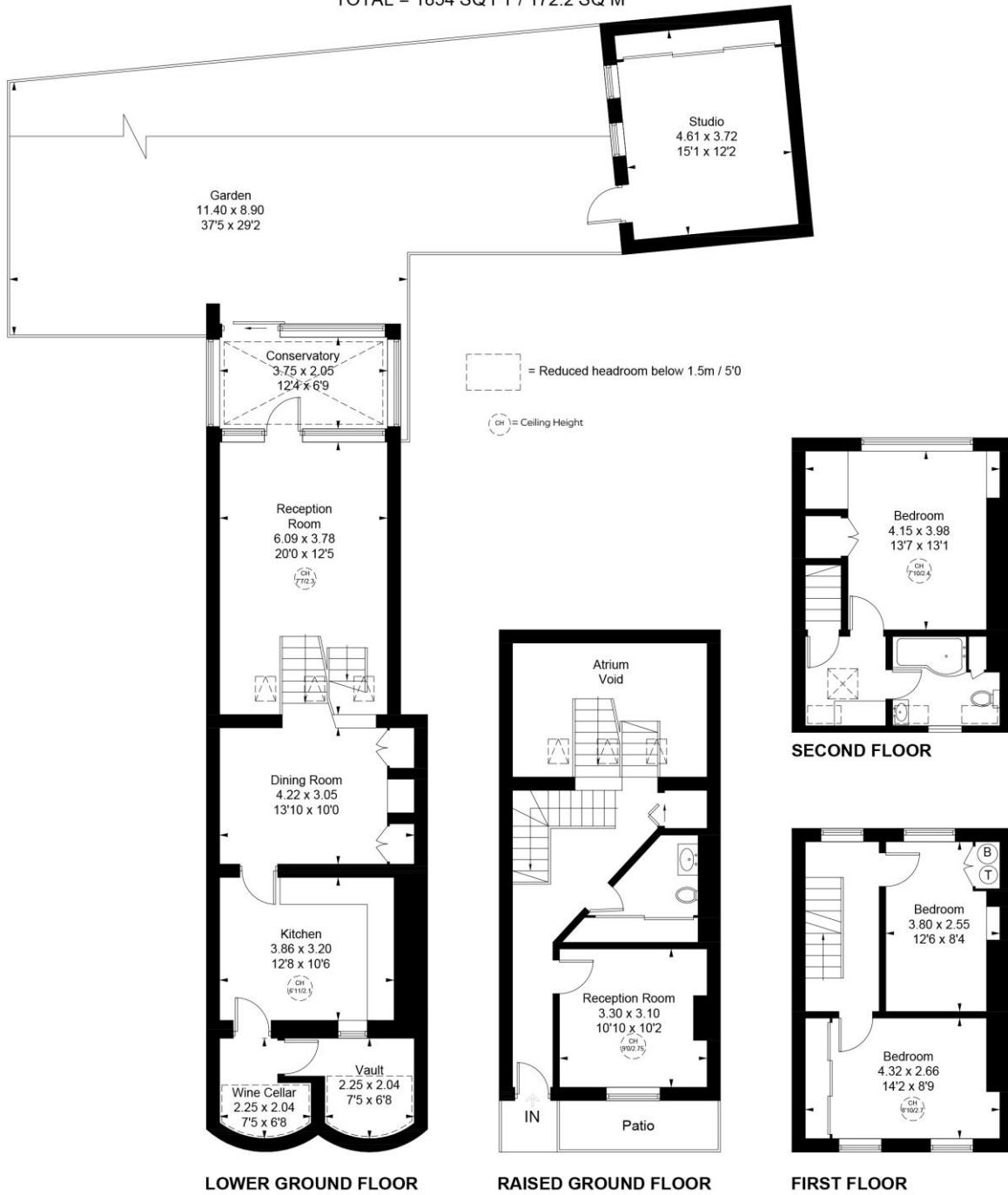
FIRST FLOOR = 311 SQ FT / 28.9 SQ M

SECOND FLOOR = 276 SQ FT / 25.6 SQ M (EXCLUDING REDUCED HEADROOM)

REDUCED HEADROOM / VAULT = 112 SQ FT / 10.4 SQ M

STUDIO = 184 SQ FT / 17.1 SQ M

TOTAL = 1854 SQ FT / 172.2 SQ M



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