

Barnsbury Road N1
£1,350,000 leasehold

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A truly unique two-bedroom bedroom period conversion of over 1450sqft, in the much sought after Barnsbury conservation area of Islington with a fantastic private annex to the rear.

Laid out over the raised and lower ground floors of an attractive 1820s Georgian mid-terrace, this well apportioned conversion has a lot to offer any new owner.

The Living room opens through to the kitchen with two beautiful sash windows to the front and rear giving a wonderful viewings over Barnard Park. Appliances in the kitchen include integrated fridge-freezer, full size dishwasher and oven with gas hob.

Leading down to the lower ground floor there is a three-piece bathroom suite accessible from the hall landing, a built in cupboard for extra storage and access to a shared back yard. Two double bedrooms occupy the lower ground floor space, both of which benefit from large windows allowing the maximum amount of natural light into each room. Access to the under pavement vaults is

proved by the bedroom to the front.

Barnsbury Road enjoys a quiet, leafy location at the heart of Barnsbury conservation area in Islington. There is an abundance of local garden squares and the open green space of Barnard Park right on your door step. Nearby Upper Street, with its plethora of shops, bars and fashionable eateries is just a short stroll away. The City, Kings Cross and Clerkenwell are also within easy walking distance. Nearest stations are Angel for Northern Line, Highbury and Islington for Victoria Line and Kings Cross/St Pancras for other tubes and mainline rail services including Eurostar.



Approximate gross internal area: 797 sq ft (74.0 sq m)
EPC rating: D | Ref: ISL180027



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