



Stunning and spacious new build freehold house in a very discreet but central location.

**Barnsbury Street, London, N1**

Guide Price £3,200,000 Freehold









Stunning new build freehold house • Perfect Islington location • Built by owners of Aria • Discreet entrance • Flexible accommodation • Very private courtyard • Roof terrace with living roof • Reception • Minimalist Corian kitchen • Study • Three bathrooms plus guest cloakroom • Utility room

#### Local Information

Barnsbury Street is just off Upper Street so very centrally located in the heart of Islington and within such easy reach of all the wonderful shops, cafes, restaurants and theatres.

Transport links are amazing with both the Angel and Highbury & Islington tubes close by and numerous buses on Upper Street giving access to the West End and City.

#### About this property

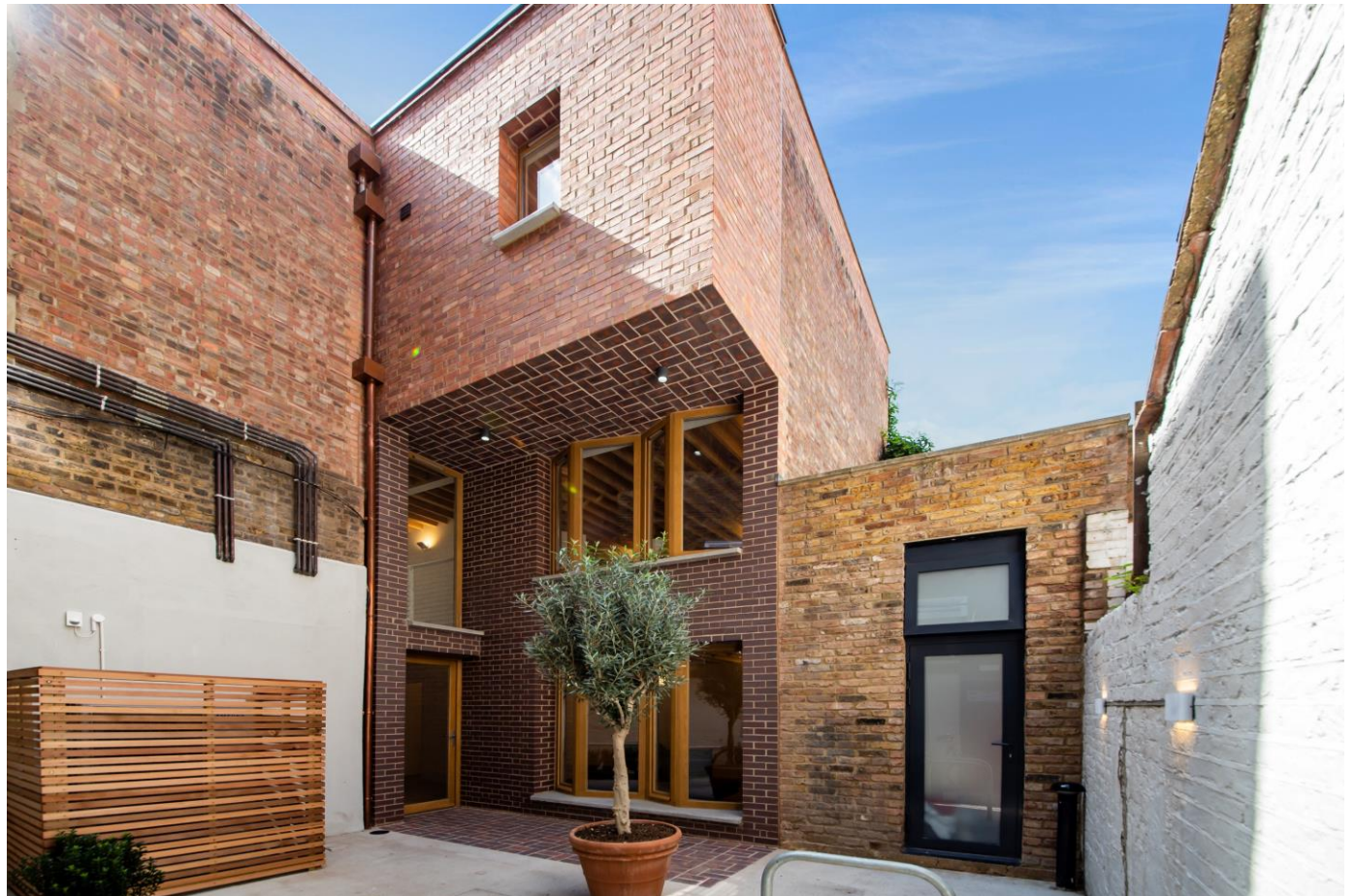
The owners of Aria, in conjunction with Kennedy Twaddle architects, have designed and built this very unique freehold house. Set in an exceptionally central location it is a conversion of the former warehouse which served the 1881 department store fronting Upper Street between Barnsbury Street and Waterloo Terrace.

This elegant new build house has the most discreet entrance, not visible from the street, but is approached by the lane behind the Upper Street Aria shop.

Glimpses of the distinctive interior treatment are visible from the courtyard through the sculptural folded forms of the oak windows. Copper rainwater goods and brown brindle engineering bricks complement the no-nonsense existing fletton brickwork, chosen for durability. The full triple height volume is apparent with views to the frameless skylight 9 m above.

A refined and pared back palette of solid douglas fir and white steel makes for a dramatic effect. The white steel continues throughout the house with bespoke winding staircase cantilevered from the main structural beams.

A cedar clad central patio is accessible from the reception and minimal Corian kitchen. Californian redwood has been used for the terrace benches and the green roof and planting brings nature to the roof.





The accommodation is fluid with the opportunity of having four bedrooms, study and three bathrooms or the potential of fewer bedrooms but more reception space, office and/or gym.

There is an honesty and easy to grasp simplicity about this new house, with pleasing proportions that will make an exceptional home in the most perfect and very peaceful location.

**Tenure**

Freehold

**Local Authority**

Islington

**Council Tax**

Band = E

**Energy Performance**

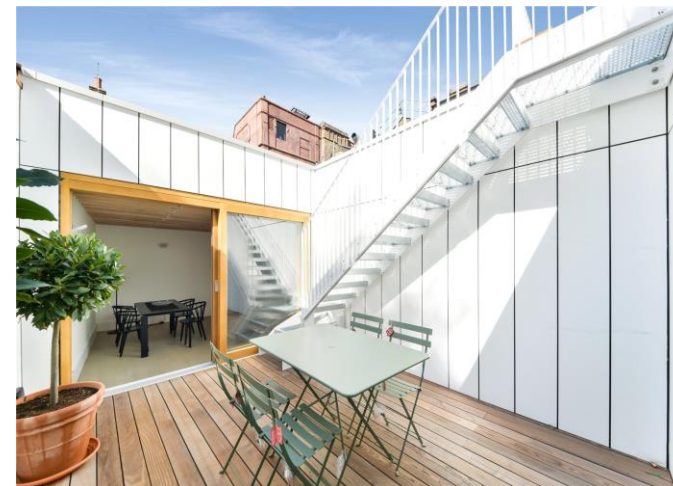
EPC Rating = B

**Viewing**

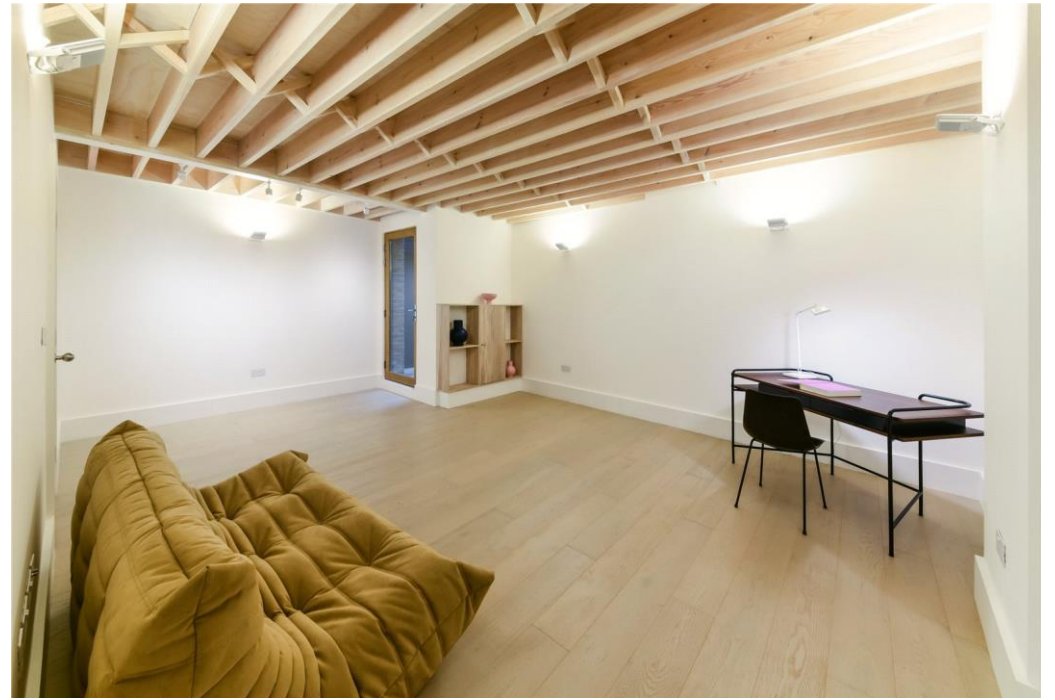
All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

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Barnsbury Street, London, N1  
Gross Internal Area 2910 sq ft, 270.3 m<sup>2</sup>



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Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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