



A fabulous four storey, Grade II listed house overlooking this popular garden square

Gibson Square, Barnsbury, London, N1

£2,750,000 Freehold



3 / 4 Bedrooms • 2 reception rooms • 2 Bathrooms • Kitchen • Dining room • Utility room • Garden room • 2 x Under pavement vaults • 30' Garden • Gated off street parking at the rear • Garden Square • Prime position in Islington • Flexible accommodation • Grade II Listed

Local Information

Gibson Square makes up part of the Barnsbury Conservation Area and is a most central Islington location. Well placed for the excellent transport links at both Angel (buses and Northern Line) and Highbury Corner (Victoria Line, National Rail, London Overground and buses) collectively providing easy access to the City, West End and beyond.

About this property

The house benefits from open views and good light to front and rear.

Over the ground floor is a large, open plan, contemporary kitchen and dining room. Stairs lead down to a split level garden room with sink, storage and bi-fold doors out onto a 30' garden. Importantly, at the far end of the garden there is off street parking with access from Moon Street. This is becoming a crucial point for people with the increase of electric car ownership.

The lower ground floor is currently arranged with a bedroom, reception room and separate w.c. but you could obviously convert the reception into a further bedroom if needed.

Over the first floor there is a lovely light and airy reception room, with floor to ceiling windows overlooking Gibson Square. To the rear is a double bedroom and family bathroom.

Across the second floor is a spacious air- conditioned, master bedroom with a large en suite bathroom with a shower and separate freestanding bath.

There is a wired music and sound system throughout the property.

A great example of a house in this popular Square.

Tenure

Freehold

Viewing

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

Telephone: +44 (0) 207 226 1313.





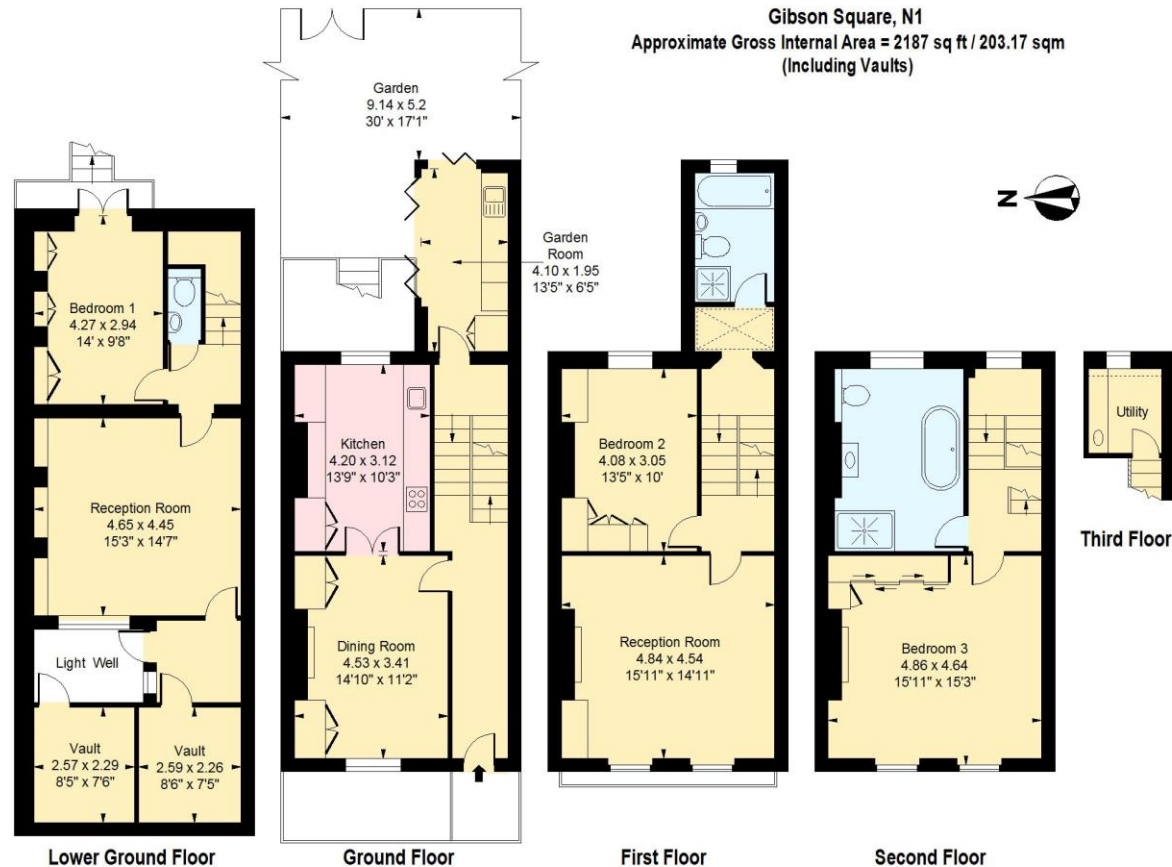
Gibson Square, Barnsbury, London, N1
Gross Internal Area 2187 sq ft, 203.2 m²

Adam Smith
Islington
+44 (0) 207 226 1313
arsmith@savills.com



savills

savills.co.uk



Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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