



THIS GORGEOUS GEORGIAN HOUSE HAS BEEN BEAUTIFULLY REFURBISHED, CREATING AN AMAZINGLY STYLISH HOME

HEMINGFORD ROAD
LONDON, N1 1DD

Guide Price £2,950,000 - Freehold



Through reception • kitchen/dining room/reception room • 4 double bedrooms • bathroom • shower room • separate w.c. • landscaped garden • East west aspect • semi detached • private garden with planted wall • side access to the garden • original shutters and cornicing • numerous reception spaces

Location

Hemingford Road is a residential tree-lined road in the heart of the Barnsbury Conservation Area. Bus and rail links to all parts of London are excellent, and the house is well placed for access to the nearby London Overground station (Caledonian Road & Barnsbury) and to four tube stations including Caledonian Road (Piccadilly Line), Highbury & Islington (Victoria Line, Overground and National Rail), Angel (Northern Line) and Kings Cross/St. Pancras International and the 153 bus into the City. The many amenities on Upper Street, including shops, bars and restaurants are easily accessible, along with the local independent shops on Caledonian Road.

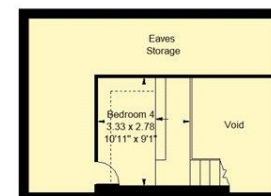
Description

This gorgeous semi detached Georgian house is in a prime position on the corner of Lofting Road and Hemingford Road in the heart of Barsnbury. Being semi detached, the house enjoys natural light from three aspects and set over just 3 floors whilst boasting 2360 sq feet it is more lateral than standard Islington houses. The property has been fantastically renovated by the current owner with all decor, fixtures and fittings being to the highest standard. Entering the property is a welcoming double reception room with an east west aspect and impressive custom made built in storage. There is a generous shower room on the landing; stairs lead down to the mezzanine snug or reception space, which overlooks the contemporary kitchen below. The kitchen is a fantastically designed space with stainless steel worktops and appliances, marble splash back and polished concrete floors. To the rear are impressive floor to ceiling glass doors which open up onto a gorgeous landscaped garden. A wonderful garden wall has been planted at the rear of the garden creating a fantastic outlook and excellent privacy. The kitchen and dining area is flooded with optimum natural light owing to the stylish skylight above the dining space. Two of the four beautifully designed double bedrooms are located on the first floor, there is another at lower ground level and the additional fourth bedroom is at the top. The family bathroom is situated next to the master and second double bedroom and boasts a generous shower as well as a stand alone claw foot bathtub. This is a truly special and unique property in a prime position.





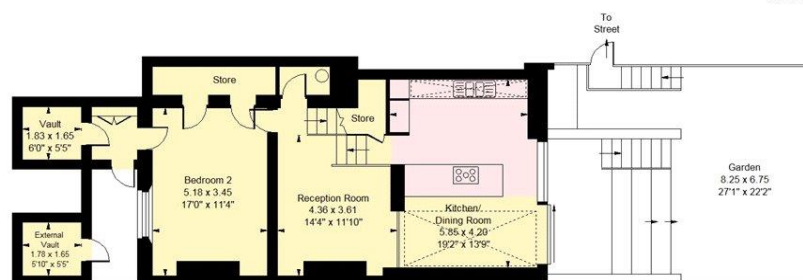
Hemingford Road, N1
 Approximate Gross Internal Area = 2360 sq ft / 219.24 sqm
 (Including Eaves Storage & excluding External Store & vault)
 External Vault
 32 sq ft / 2.97 sqm
 External Storage
 58 sq ft / 5.39 sqm



Second Floor



First Floor

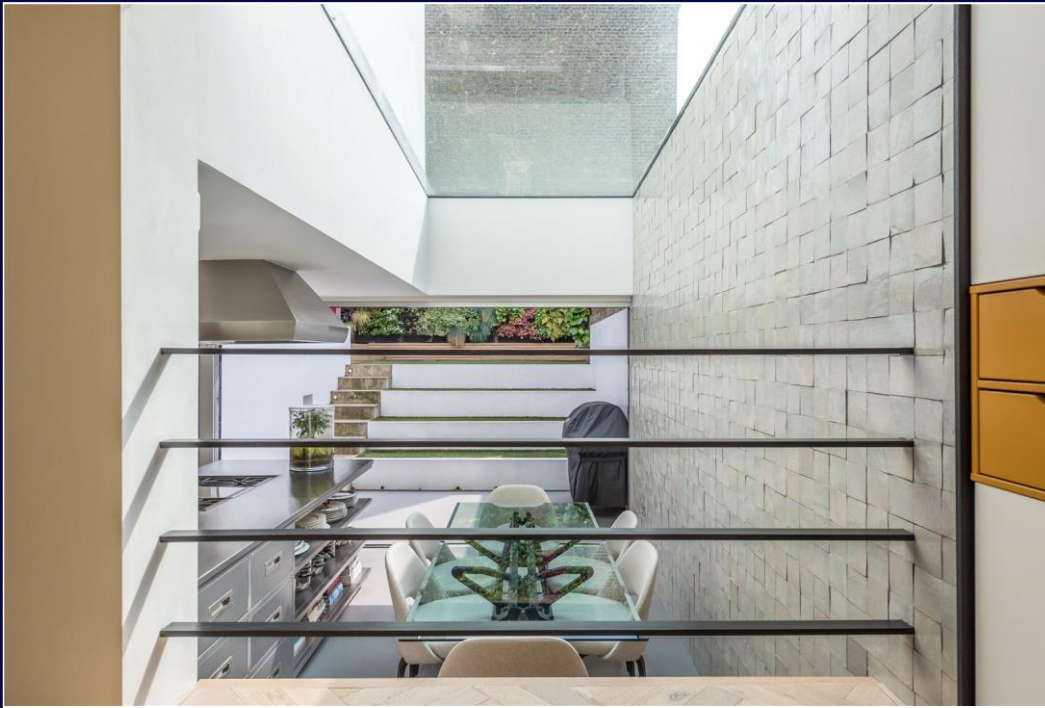


Lower Ground Floor



Ground Floor

Measured in accordance with RICS guidelines.
 This floor plan is for illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC