



Elegant Grade II listed Georgian house in the heart of Barnsbury.

**Barnsbury Road, London, N1**

£2,475,000 Freehold

savills



Grade II listed Georgian house • Set within the heart of Barnsbury • Spacious and wide accommodation • Original fireplaces and surrounds • Mature rear low maintenance garden • Excellent facilities nearby • Wonderful transport facilities

#### Local Information

Barnsbury Road enjoys a quiet, leafy location in the heart of the 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 & Islington for Victoria Line and Kings Cross/St Pancras for other tubes and mainline rail services including Eurostar.

#### About this property

This very elegant Grade II listed Georgian house is set within the heart of Barnsbury. Laid out over five storeys the house offers wonderful family accommodation and has wonderful room proportions.

As you enter on the ground floor the kitchen is to the rear with wonderful morning light and views over the neighbouring rear gardens. The dining room to the front benefits from the afternoon sun and has a beautiful original fireplace and surround.

The spacious very bright double reception room is on the first floor with stunning deep sash windows to the front and gorgeous exterior ironworks.

The principal bedroom is on the second floor along with a very large family bathroom. There are two further bedrooms and another bathroom on the second floor.

The fourth bedroom is on the lower ground floor and benefits from an adjoining fifth bedroom/study which has double doors leading out to a patio area. There is a very useful utility room also on this floor.

The mature and easy maintained garden is accessed from the ground floor.

The house has stunning views of London from the upper floor, has wonderful light throughout and is offered chain free.

#### Tenure

Freehold

#### Local Authority

Islington

#### Council Tax

Band = G

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office. Telephone: +44 (0) 207 226 1313.







Barnsbury Road, London, N1  
Gross Internal Area 2349 sq ft, 218.2 m²

Sarah Curtis  
Islington  
+44 (0) 207 226 1313  
sarah.curtis@savills.com



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.  
© ollyhewitt.co.uk

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220525EMNO

