



This handsome terraced home is currently arranged over five floors

Thornhill Crescent, Islington, London, N1

Freehold

Guide Price: £2,850,000





Garden Square • Flexible accommodation • Close to London Overground station • Quiet corner of Barnsbury • Immediate occupation • Self contained flat

Local Information

Thornhill Crescent is a prime residential road in Barnsbury enjoying beautiful views of Thornhill Square to the front and pretty green views at the rear. The home is within easy reach of central London while retaining a considerable degree of privacy and exclusivity. Highbury and Islington Station is within easy reach (Victoria Line/Overground Station/British Rail) whilst being within walking distance to the international King's Cross/St Pancras Station. The City is within walking distance and Canary Wharf is accessible via the Angel (Northern Line) Station. Local shops are close by, along with Islington's Upper Street. Thornhill Crescent and Square have an established residents' association and is within the Barnsbury Conservation Area.

About this property

The house is currently laid out as two separate apartments, with a large maisonette occupying four floors and a one bedroom apartment at lower ground floor level. There is a beautiful first floor reception room, with many period features retained including ceiling mouldings, wooden floors and floor to ceiling windows. There is a log burning fire along with bespoke bookshelves. The raised ground floor has original ceiling mouldings and fireplace and offers an excellent through

kitchen and dining room with an extremely useful "sun room" conservatory extension at the rear. The master bedroom suite is on the second floor and offers generous proportions along with a large bathroom and fitted wardrobes. There are three double bedrooms on the top (third) floors and a family bathroom. There is a useful study on the half landing in-between the ground and first floor level. The lower ground floor is currently arranged as a separate one bedroom apartment with its own private entrance, which has always produced a good rental income for the current owners. This space could be ideal for a live-in nanny/teenage children or as a home office. There is an open plan reception/kitchen, large double bedroom, shower room, generous hallway and access out onto a small patio. The main garden is accessed at raised ground floor level, with mature borders, York Stone paving and faces East. This is a well proportioned Grade II listed family home in a prime part of Islington and is offered chain free.

These images were taken March 2016.

Tenure
Freehold



Viewing

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

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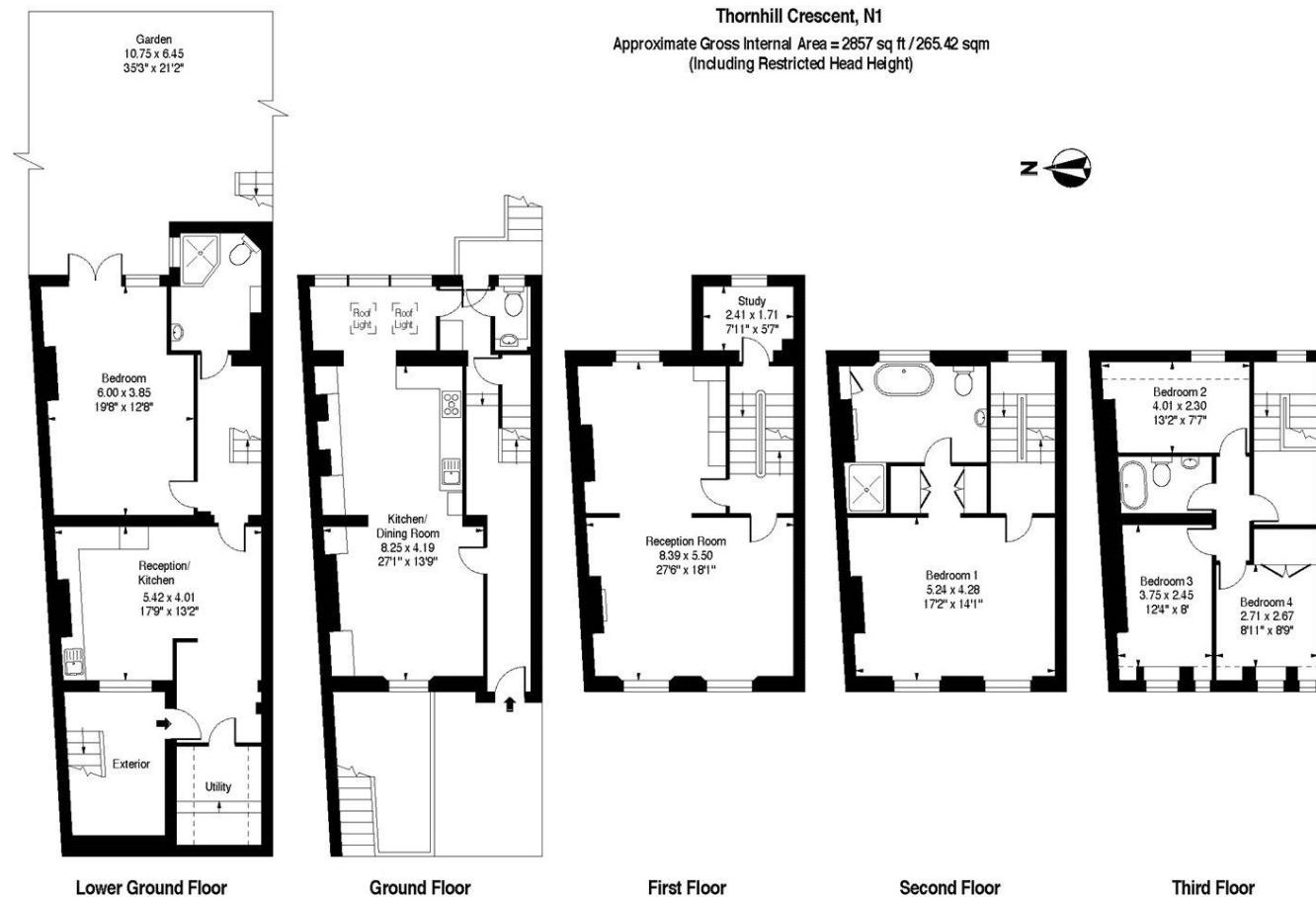
Thornhill Crescent, Islington, London, N1
Gross Internal Area 2857 sq ft, 265.4 m²

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Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

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