



# A fabulous period home on this popular road

Hemingford Road, London, N1

£3,200,000 Freehold









Double reception room • Further reception room • Home Office  
 • Kitchen/Dining Room/Reception Room/Playroom/Study • 4  
 double bedrooms • 3 bathrooms • Cellar • Store room • Lawned  
 rear garden • Great family home • Located in Bartsbury  
 Conservation area • On a popular Islington Road • Flexible  
 space • Close to Bartsbury Overground Station

### Local Information

This period freehold house is located on this popular residential road in the heart of the Bartsbury Conservation area. The property is well placed for the numerous shops, bars and restaurants of Upper Street. King's Cross/St. Pancras International Station is within easy reach, along with Highbury & Islington Station (Victoria Line and Overground), Caledonian Road Station (Piccadilly Line) and Bartsbury Station (Overground).

### About this property

This elegant Grade II listed house has been remodelled and extended to give a charming family home with a contemporary feel, while maintaining a number of period features.

Arranged over five floors, the accommodation has a lovely flow to it and offers flexible use. The main entrance is to the side of the house, which offers a wide double reception over the ground floor, an ideal space for entertaining and family living.

Stairs lead down to a bright garden reception room to the rear of the house, with double doors leading straight out on to the 50' mature garden. Further stairs drop down again to a large open plan kitchen and dining room. Also, over this level is a really handy utility, cellar, WC/shower room and a further study/playroom. Bedrooms are arranged on the top three floors. On the first floor is a large master bedroom with floor to ceiling windows. Also on the first floor is the main bathroom and a purpose built office that could double as a 5th bedroom. Over the second floor are two double bedrooms and a third bathroom and over the top floor is an airy double room with plenty of eaves storage space.

This is a great example of one of the larger homes in Islington.





**Tenure**  
Freehold

**Local Authority**  
Islington

**Energy Performance**  
EPC Rating = Exempt

**Viewing**

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







Hemingford Road, London, N1  
Gross Internal Area 2921 sq ft, 271.4 m<sup>2</sup>

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