

Hamptons

INTERNATIONAL



Barnsbury Street, London, N1

4  1 

OFFERS IN EXCESS OF

£2,500,000

(£2,500,000)

Property details



Key features

- **Over 2500 sqft**
- **Two Roof Terraces**
- **South Facing Garden**
- **Prime Barnsbury Location**
- **Characterful**

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Description

Incredibly Spacious Five Storey Family Home with a South Facing Garden, in the Heart of Barnsbury, N1 This spacious Grade II listed Georgian townhouse is arranged over five floors and sits in the heart of Barnsbury. Rich in period character and offering excellent proportions throughout, the property presents a rare opportunity for a buyer to create a truly exceptional family home. The accommodation is both versatile and generous. The lower ground floor currently operates as a self-contained one-bedroom annexe, comprising a reception room, kitchen, bedroom and bathroom, with doors opening onto a private patio. The principal entrance to the main house is on the ground floor, where a large through kitchen, dining and reception space provides an excellent footprint for modern family living. A shower room and separate guest WC are located on the half landing, which also leads out to the south-facing rear garden. The first floor hosts a particularly impressive L-shaped reception room, filled with natural light from large sash windows and retaining elegant original fireplaces and period detailing. Above, the second floor provides two well-proportioned double bedrooms, while the third floor offers a generous principal bedroom suite complete with a walk-in wardrobe and en-suite shower room. A further kitchenette and shower room are located on the half landing. Externally, the house continues to impress. The south-facing garden features a separate garden studio/office, ideal for home working, which itself benefits from a roof terrace above. Completing the property is a further roof terrace at the top of the house, accessed via a spiral staircase, enjoying wide-reaching views across London. With its classic Georgian architecture, flexible layout and exceptional potential, this is a rare opportunity to own a remarkable period home in one of Islington's most desirable residential locations.

Situation The property is located in the heart of Barnsbury, one of Islington's most picturesque and sought-after neighbourhoods, known for its elegant Georgian terraces, garden squares and quiet residential streets. The area has a wonderfully village-like atmosphere while remaining moments from the vibrant amenities of Upper Street, which offers an excellent selection of restaurants, cafés, independent boutiques and everyday conveniences. Beautiful green spaces are close by, including Barnard Park and the renowned Highbury Fields, both ideal for outdoor recreation. Transport connections are excellent, with Angel Station and Highbury & Islington Station providing swift access to the City, West End and beyond, while the international transport hub at King's Cross St Pancras is also within easy reach.

Property Ref Number: HAM-63603



































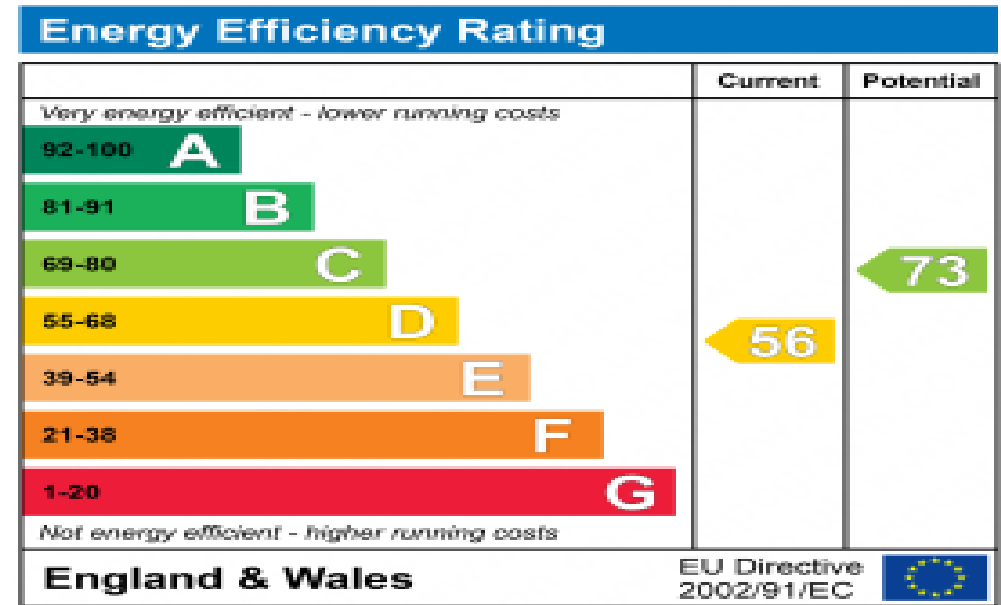












Floor plan

DAVENDALE STREET

Approximate Gross Internal Area (excluding reduced headroom / Vault)

Lower Ground Floor = 533 sq. ft. (49.5 sq. m.)

Ground Floor = 523 sq. ft. (48.6 sq. m.)

First Floor = 474 sq. ft. (44.0 sq. m.)

Second Floor = 480 sq. ft. (44.6 sq. m.)

Third Floor = 391 sq. ft. (36.3 sq. m.)

Studio = 152 sq. ft. (14.1 sq. m.)

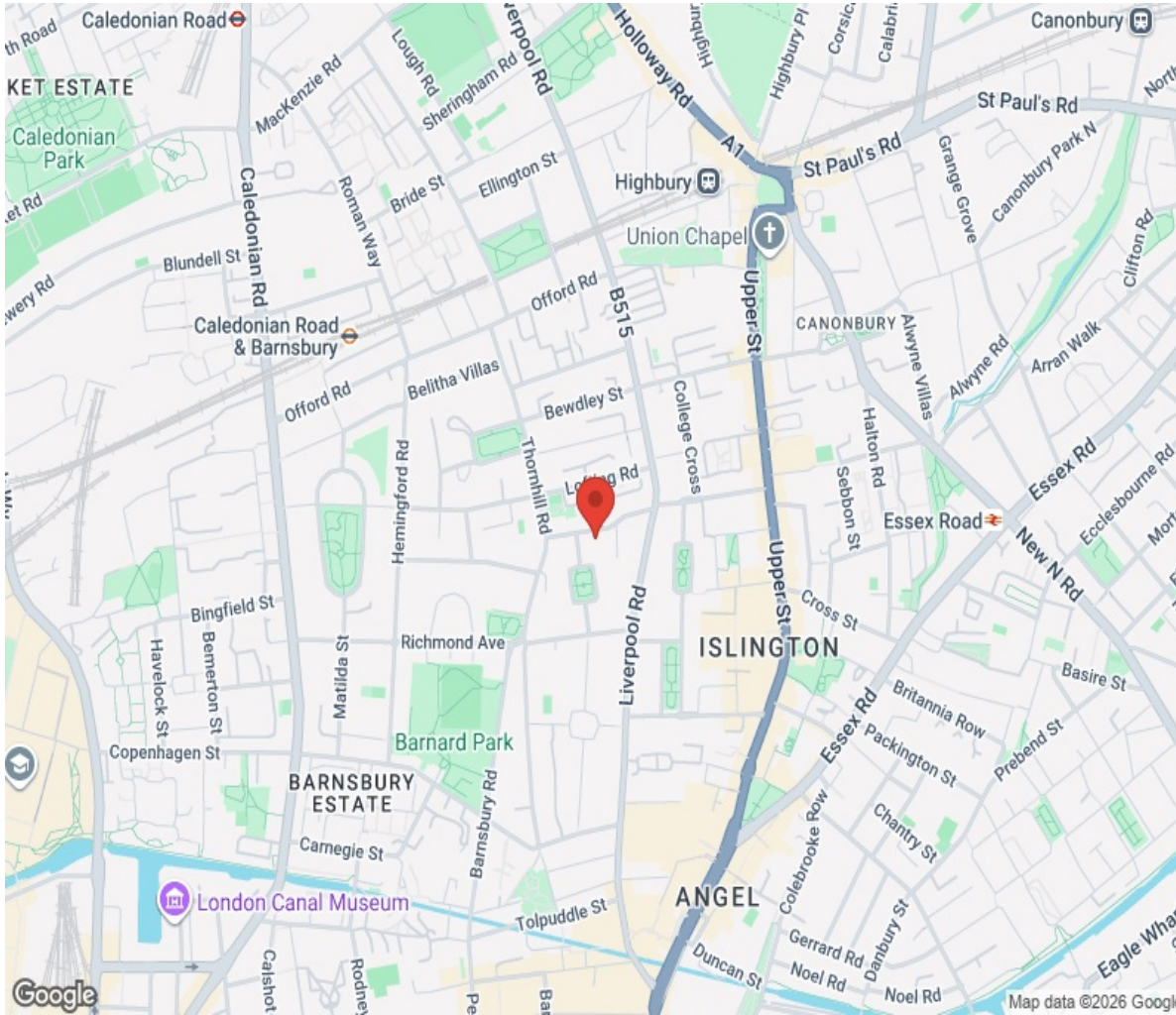
Vaults / Reduced headroom = 144 sq. ft. (13.4 sq. m.)

Total = 2897 sq. ft. (269.5 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. All fit every room to follow in the perspective of this plan, please check all dimensions, doors and cupboard openings before making any decisions upon them.

Location



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