Hamptons

INTERNATIONAL



Hemingford Road, London, N1

4 1 2

GUIDE PRICE

£3,000,000

(£3,000,000)

Property details



Hemingford Road, London, N1

4 1 2

GUIDE PRICE

£3,000,000

(£3,000,000)

Key features

- **Beautifully presented end-of-terrac**
- **Spacious kitchen/diner opening ont**
- **Elegant double reception room with**
- **Four double bedrooms and two bat**
- **Detached garage with electric door**
- **Prime Barnsbury Conservation Area**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

Beautifully presented four-bedroom end-of-terrace Victorian family home extending to 2,280 sqft over four floors in the heart of Barnsbury. Features include a spacious kitchen/diner opening onto a 40 ft landscaped garden, elegant double reception room, four double bedrooms, two bathrooms, and a detached garage with secure off-street parking accessed via Lofting Road.Situated on one of Barnsbury's most desirable residential streets, this beautifully presented four-bedroom end-of-terrace Victorian family home extends to approximately 2,280 sq ft and combines elegant period proportions with high-quality contemporary finishes throughout.Arranged over four floors, the accommodation is both generous and versatile. The lower ground floor forms the heart of the home, featuring a spacious kitchen and dining room with underfloor heating, opening onto a beautifully landscaped 40 ft private garden. This level also benefits from a separate utility room, pantry, guest shower room and excellent storage.The raised ground floor offers an impressive full-width reception room with solid oak herringbone parquet flooring, high ceilings and large sash windows, creating an exceptional entertaining space. The upper floors comprise four well-proportioned double bedrooms arranged over the first and second floors, including a generous principal bedroom, all served by two family bathrooms.Further benefits include solid oak herringbone parquet flooring throughout the reception room and all bedrooms, high-quality fixtures and fittings, ample built-in storage, and a rare detached garage with remotely operated electric doors, accessed via Lofting Road, providing secure off-street parking for one car and additional storage.A superb family home in the heart of the Barnsbury Conservation Area, offering beautifully balanced living and entertaining space with the rare advantage of a private garden and garage.SituationHemingford Road is a charming residential street in the heart of the Barnsbury Conservation Area, one of Islington's most sought-after neighbourhoods, renowned for its elegant Georgian squares, tree-lined streets and village-like atmosphere.Upper Street is just moments away, offering an excellent selection of independent cafés, acclaimed restaurants, boutiques and everyday amenities, including Sunday, Ottolenghi, The Albion and The Tamil Prince. King's Cross and Coal Drops Yard are also within easy reach, providing an outstanding mix of restaurants, shops and cultural attractions.The area is well served by green spaces, including Thornhill Square, Barnsbury Square and Highbury Fields, while families benefit from highly regarded local schools such as Canonbury Primary and North Bridge House Senior Canonbury.Excellent transport links are available from Caledonian Road & Barnsbury Overground, Caledonian Road Underground (Piccadilly Line), Highbury & Islington (Victoria Line and Overground), Angel (Northern Line) and King's Cross St Pancras International, offering swift access across London and beyond. Property Ref Number: HAM-66194







*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates









*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates









*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates









*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates









*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

international@hamptons.co.uk
+44 (0)20 8618 4551





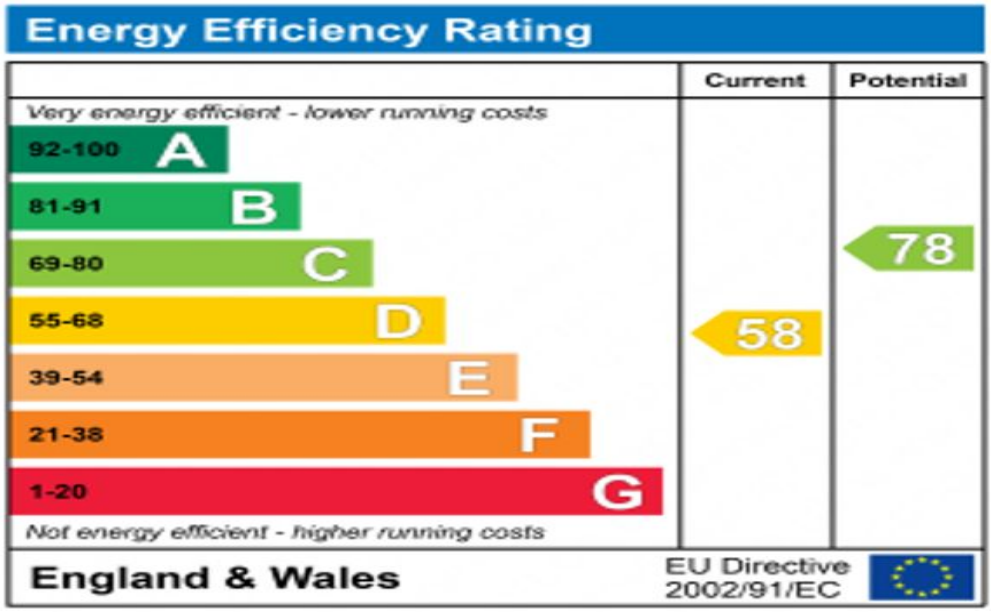




*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates







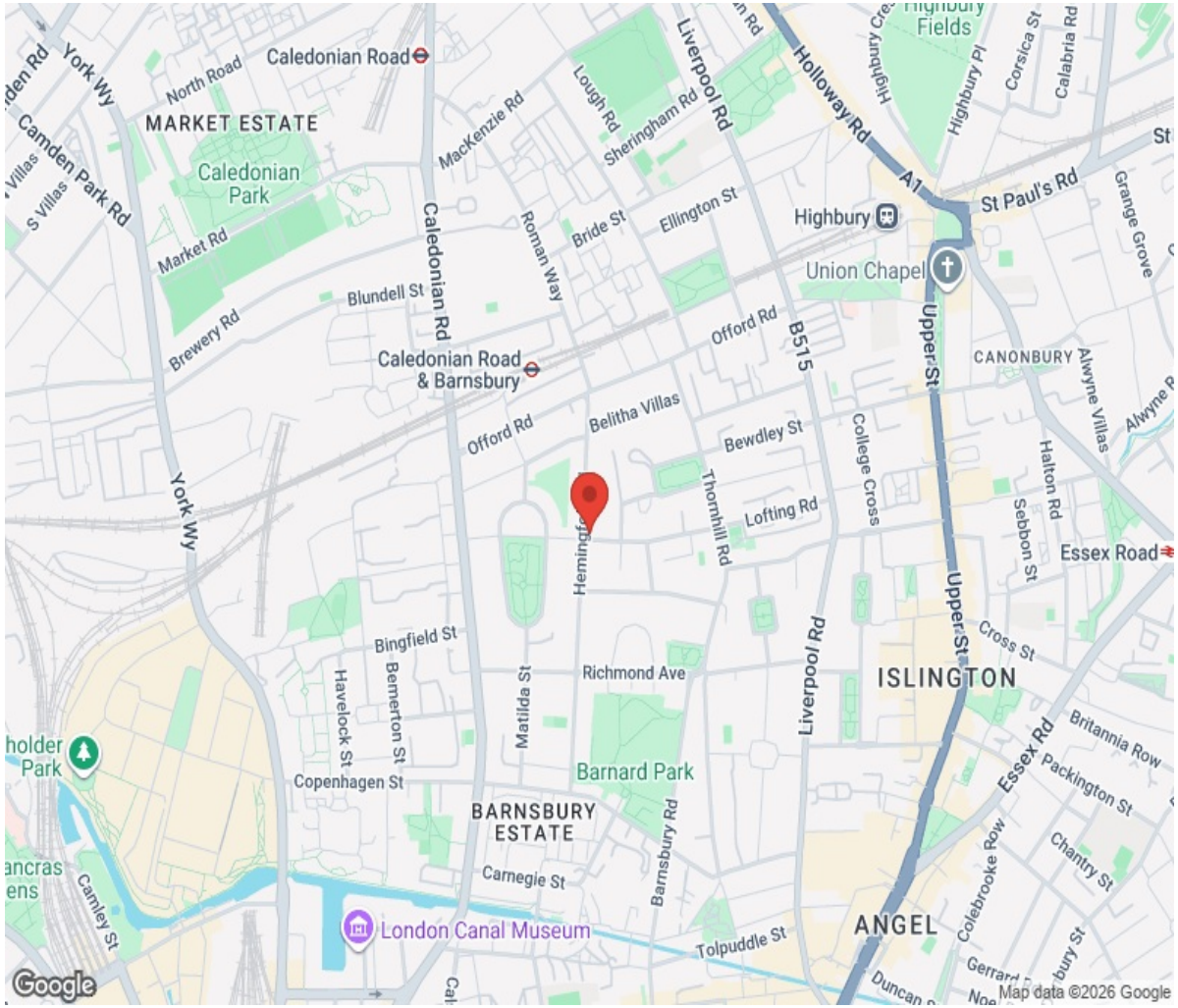
*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

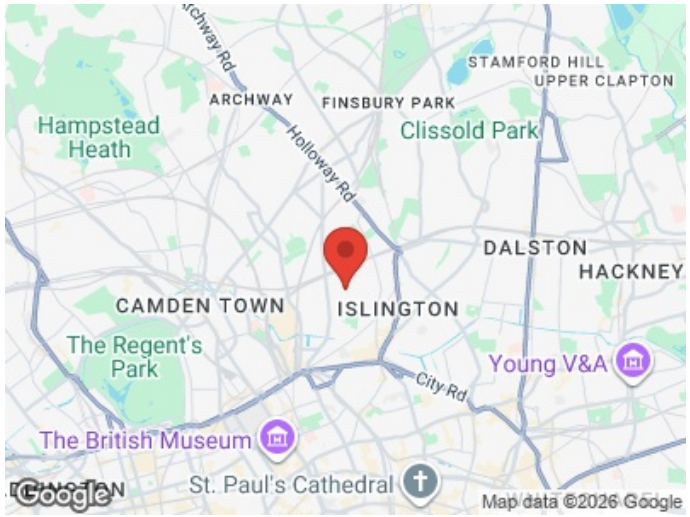
international@hamptons.co.uk
+44 (0)20 8618 4551

Floor plan



Location





*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com