



Hemingford Road, Islington, London NI

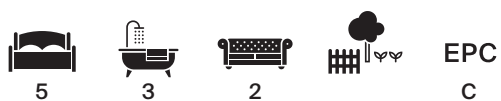




Hemingford Road, Islington, London **N1**

Entered via a grand entrance hallway, accommodation is set over five floors with a flexible layout to provide up to five bedrooms and three bathrooms, or four bedrooms and three reception rooms.

This villa has a side front door, which affords a generous two-window wide front dining room with vast ceiling heights and intricate period detailing such as coving and fireplace with marble surround. The kitchen is positioned at the rear of the ground floor with pretty views over the leafy garden. The half-landing leads out to the rear garden, which is approx. 65ft in length with idyllic leafy and open views, which allow ample natural light throughout the house.



Guide price: £3,650,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: G







Of particular note is the exceptional double reception room on the first floor, which is bursting with period features, floor to ceiling sash windows allow natural light to pour in. There is an additional study/library at the side extension. The principal bedroom suite is positioned on the second floor, adjacent to a further double bedroom. Both enjoy the use of a stylish bathroom with a bespoke vanity unit, freestanding tub, and walk-in shower. The third floor offers an additional double bedroom, family bathroom and far-reaching views over London. The lower ground floor has flexible accommodation currently set out as a double bedroom, a family room, a utility room, and a further bathroom.

Location

Barnsbury is a popular area of Islington, positioned between Angel and King's Cross. There are several weekend food markets within walking distance for fresh independent produce and excellent health food shops on Caledonian Road. The house is also positioned only moments from SUNDAY, a neighbourhood favourite for brunch and coffee. King's Cross and Coal Drops Yard are also within easy reach; the recently redeveloped space is home to a magnificent public square with choreographed fountains and restaurants, including Caravan, Vinoteca, Dishoom, Granger and Co, plus A.P.C, COS, Margaret Howell and Wolf and Badger. Nearby Upper Street offers a wealth of retail, culinary and design amenities, including Ottolenghi, Gail's, Le Creuset, Space NK and twentytwentyone, as well as a host of national and independent retailers and restaurants. Two of the best pubs in the area for food and wine, The Drapers Arms and The Albion are within walking distance from the house, as is The Tamil Prince. Green space is provided by nearby Thornhill Square, Barnsbury Square, Barnard Park, and Highbury Fields, slightly further afield, which has tennis courts, a playground and a swimming pool.

The closest transport links are from Caledonian Road and Barnsbury Overground, and access to the Piccadilly Line is provided at Caledonian Road, a short walk to the west. The Underground and rail network are also within easy distance at Highbury and Islington station (Victoria Line), and Angel (Northern line). King's Cross/St Pancras International Station is reachable on foot, by bus, or one stops away on the Victoria or Piccadilly line for the Eurostar.



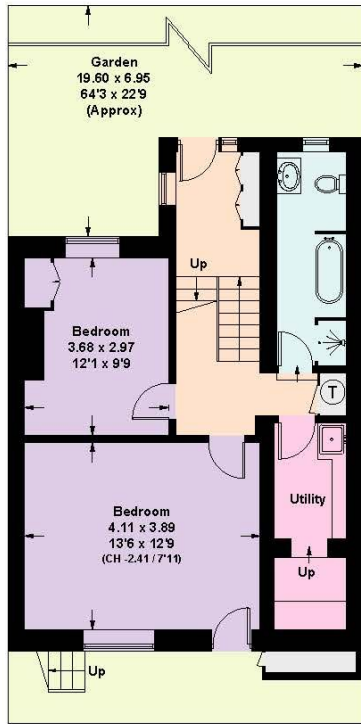
Hemingford Road, N1

Approximate Floor Area = 240.5 sq m / 2589 sq ft
Including Limited Use Area / Eaves Storage (14.9 sq m / 160 sq ft)

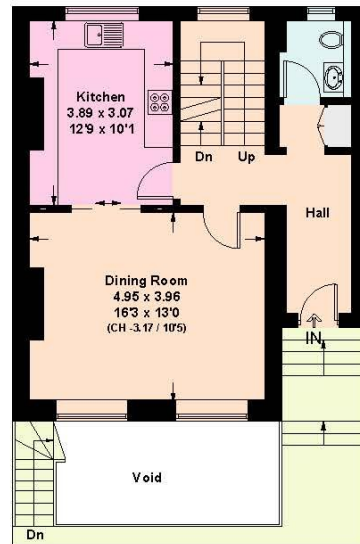


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

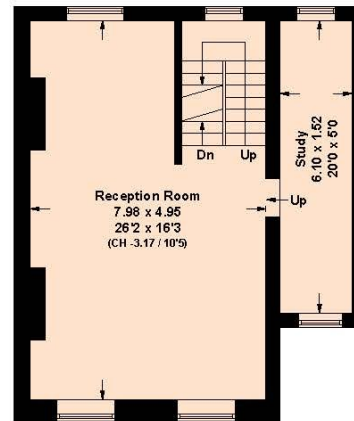
= Reduced head height below 1.5m



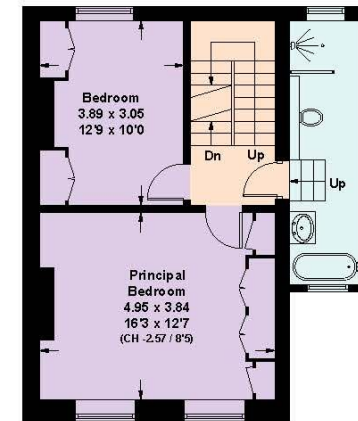
Lower Ground Floor



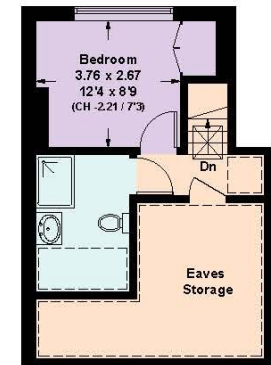
Ground Floor



First Floor



Second Floor



Third Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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