



Barnsbury Road, Islington, London **NI**

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A stunning and architect designed two bedroom maisonette within a Georgian shop conversion in the heart of the Barnsbury Conservation Area.

Believed to have been built in 1813, this historic property has been lovingly refurbished by the current owner to create a charming and contemporary space. On the ground floor, there is a bright and airy reception room with high ceilings, which leads to a kitchen with steps up to a raised dining area with a glazed roof. On the lower ground floor, there are two bedrooms a principal with a fabulous en suite bathroom. The second, a cabin style bedroom, has a double bed and two pull down single beds. There is also a separate, contemporary shower room.



Guide price: £850,000

Tenure: Leasehold: approximately 173 years remaining

Local authority: London Borough of Islington

Council tax band: D







Location

Barnsbury Road is situated in the heart of the Barnsbury Conservation Area. The property is a stone's throw away from two well known gastropubs, 'The Albion' and 'The Drapers Arms' and is well placed for the many amenities in Barnsbury, including Barnard Park and Islington's Upper Street with its shops, bars and restaurants. Transport links at Angel (Northern line - 0.5 miles), Highbury & Islington (Victoria, Overground and mainline services - 0.9 miles), Caledonian Road & Barnsbury (Overground - 0.6 miles) and Kings Cross/St. Pancras (Underground, Mainline and European services - 0.9 miles) are all within easy reach of the property.



BARNSBURY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 760 SQ FT - 70.60 SQ M



LOWER GROUND FLOOR

GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

Knight Frank
Islington & King's Cross

Sales
321-322 Upper Street
London N1 2XQ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Sebastian Toy
+44 20 3657 7348
sebastian.toy@knightfrank.com



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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