





BARNSBURY GROVE, LONDON, N7

£1,850,000 FREEHOLD

AN ELEGANT, BEAUTIFULLY REFURBISHED VICTORIAN HOME IN THE HEART OF THE BARNSBURY CONSERVATION AREA

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DESCRIPTION:

Situated on a peaceful, no-through road in the highly sought-after Barnsbury Conservation Area, this elegant Victorian home offers four generous double bedrooms, three bathrooms and beautifully proportioned living spaces arranged over four floors. Extensively refurbished and presented in exceptional, move-in-ready condition, the property combines period character with contemporary architectural design. Its handsome stucco-fronted façade, attractive front garden and elevated position provide an impressive first impression.

The house is entered at raised ground-floor level through a welcoming hallway, where high ceilings, restored elegant cornicing and stylish tiled flooring immediately establish a sense of space and character. Natural light floods the hallway from a south-west-facing window on the landing, while an uninterrupted view through the contemporary rear extension towards the garden creates a wonderful sense of openness and connection between the floors. To the right of the hallway, an elegant double reception room offers two beautifully proportioned, versatile living spaces, with bespoke antique dividing doors allowing the rooms to be enjoyed together or separately. Both retain attractive original features, including decorative cornicing and ceiling roses, complemented by a rich, sophisticated blue colour palette. The front reception room enjoys views across the attractive period houses of Barnsbury Grove, while the rear overlooks the lush planted roof of the extension and the sunny, walled garden beyond.

The lower ground floor forms the heart of the home, designed to maximise light, space and the connection to the outdoors. A raised walkway with built in storage below and glass balustrade provides direct access to the garden, while the generous proportions of the space make it equally suited to relaxed family living and entertaining. 4 stairs lead down to sunken architectural extension dining room, which features impressive ceiling heights, two substantial skylights and full-width glazed doors overlooking the rear garden. Flowing naturally from the dining area is a sleek, fully integrated contemporary kitchen, thoughtfully designed with extensive worktop space and generous storage. A separate utility room and pantry provides additional practicality and can be closed off from the main living space. At the front of the lower ground floor, a comfortable family cinema/ TV room offers a more intimate retreat, complete with bespoke fitted shelving and French doors opening onto the generous front patio. This level also benefits from a stylish Moroccan style wet / boot room area providing the 3rd shower and wc for the house. The front garden and patio have been thoughtfully designed to maximise natural light to the lower ground floor while incorporating valuable additional storage designed for multiple bikes and outdoor activities equipment. The first floor accommodates two double bedrooms, including the principal bedroom, with a walkthrough wardrobe area, at the front of the house, where two large sash windows fill the room with natural light. The smaller back double room overlooks the garden. A beautifully appointed family bathroom sits between the bedrooms. The top floor provides two further double bedrooms, a separate WC and a contemporary bathroom finished in elegant microcement, and a further hall cupboard, completing the accommodation.

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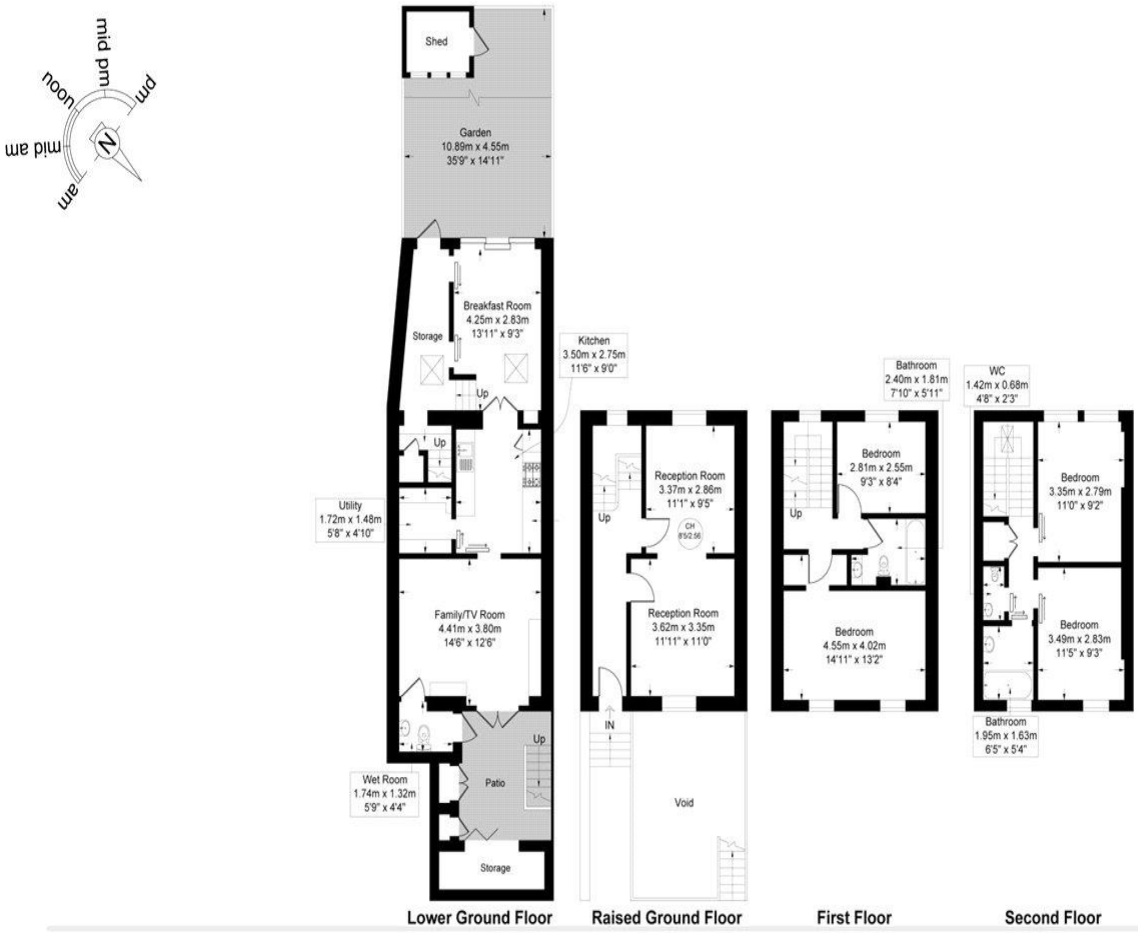






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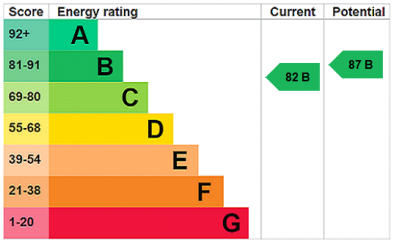
Barnsbury Grove, N7 **Approximate Gross Internal Area = 2067sq ft / 192 sqm**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/HIH260370

Tenure: Freehold

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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