



HEMINGFORD ROAD, LONDON, N1
OFFERS IN EXCESS OF £1,750,000 FREEHOLD

A THREE BEDROOM PERIOD HOUSE WITH EAST FACING GARDEN IN THE HEART OF BARNSBURY

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

A bright and characterful three-bedroom, two-bathroom period house, with garden, situated in the heart of Barnsbury and within the Barnsbury Conservation area.

Accommodation is well balanced and neatly presented comprising; a grand entrance hallway, leading to the dual reception space which occupies the raised ground floor, complete with ornate corncicing and fireplace, flooded in natural light courtesy of the dual aspect and large sash windows. The lower-level houses the spacious fitted modern kitchen/dining room which provides access to the low maintenance rear and front garden. The two double bedrooms on the top floor offer fitted wardrobes with the third bedroom perfect as a study or a guest bedroom. The two-family bathrooms, one with bathtub, are located on the respective landing areas. The property is complete with under the stairs utility room accessed via the kitchen.

Located moments from Barnsbury Wood, Hemingford Road provides superb access to the transport at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. In addition, the transport hub of Kings Cross/ St Pancras International lies at the Southern end of Caledonian Road. The new Kings Cross regeneration/ development which includes Granary Square, new restaurants and shops, and a brand new Waitrose, are within close proximity.

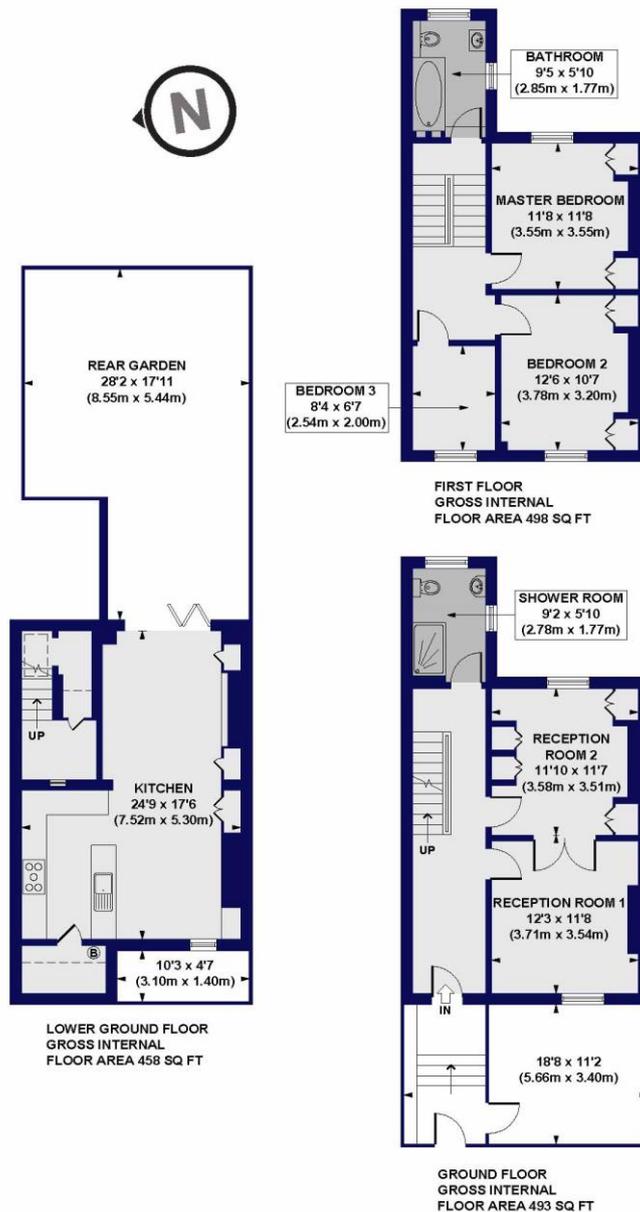
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Approx. Gross Internal Floor Area 1448 sq. ft / 134.55 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	80 C



<https://www.winkworth.co.uk/sale/property/ISL250503>

Tenure: Freehold

Council Tax Band: G

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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