



BARNSBURY SQUARE, ISLINGTON, LONDON, N1
£1,300,000 FREEHOLD

A BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE SET ON BARNSBURY SQUARE

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DESCRIPTION:

This absolutely charming three bedroom house is nestled amongst the grand Victorian villas on Barnsbury Square, one of Islington's most sought after locations.

The property is set in a peaceful enclave on the north side of the square and offers light filled, well proportioned rooms alongside a practical layout and beautifully presented interiors.

The ground floor provides a wonderfully social living space with generous living room benefitting from wooden floors and adjoining kitchen providing plenty of worktop and storage space as well as ample room for a table. Access is provided to a low maintenance rear garden and ample storage is provided throughout alongside handy wc. The bedrooms are located on the upper floor with master benefitting from inbuilt storage whilst the contemporary family sized bathroom has been beautifully styled with floor to ceiling tiling throughout.

Barnsbury Square is well renowned as one of the premium garden squares in Islington and ideally located for easy access to the City and the West End. It is set moments from the many bars, restaurants and boutique shops on Upper Street, as well as the highly regarded gastropubs of Barnsbury. The closest transport links can be found at Highbury and Islington (Victoria Line) with Caledonian Road (Piccadilly Line) also within easy reach. Overground services are located at Caledonian Road and Barnsbury whilst international transport is facilitated from Kings Cross St Pancras.

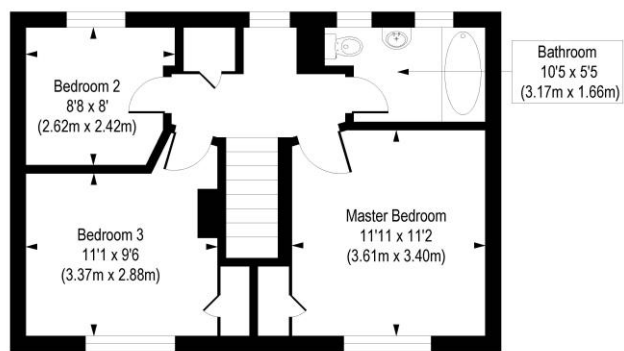
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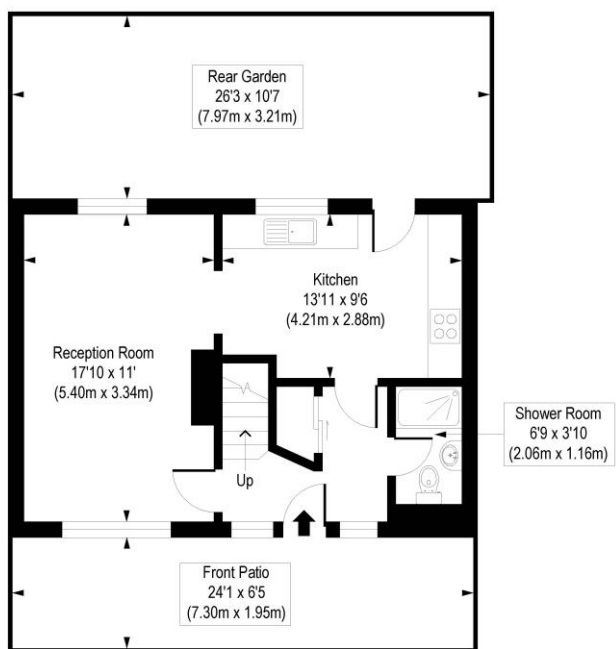
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Barnsbury Square, N1

Approx. Gross Internal Floor Area 919 sq. ft / 85.37 sq. m



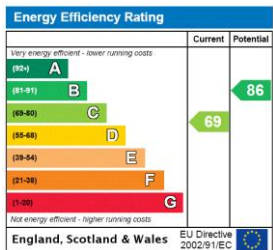
First Floor
Gross Internal
Floor Area 471 sq ft



Ground Floor
Gross Internal
Floor Area 448 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



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