



College Cross

Barnsbury, N1

Asking price £3,750,000

This impressive six-bedroom, 3,400 sq ft Grade II listed Georgian end-of-terrace house offers a harmonious blend of period charm and spacious living with a generous 66-foot landscaped garden — a rare outdoor haven in this vibrant area.

CHESTERTONS



College Cross

Barnsbury, N1

- Grade II listed Georgian house
- Five storey
- Six bedrooms
- Three bathrooms
- 66' rear garden
- Prime Barnsbury address



Upon entering the raised ground floor, you are welcomed into a voluminous double reception room, rich with classic period features such as large sash windows and soaring ceilings exceeding 10 feet in height. French doors open seamlessly onto a charming conservatory that overlooks the beautifully maintained garden, creating a bright and inviting space perfect for entertaining or relaxing. Additionally, this floor includes a convenient guest cloakroom and ample storage with direct garden access. The lower ground floor presents a versatile layout with a substantial 19' x 14' dining room flowing into the kitchen and a cozy sitting room. This area opens onto a private patio, where stairs lead up to the garden, ideal for alfresco dining or quiet afternoons. A separate utility room and access to the vaulted storage spaces complete this level. Accommodation is thoughtfully arranged over the upper floors. The rear stack cleverly accommodates a bathroom on each level for added convenience. The first floor hosts the principal bedroom with built-in storage, a second bedroom, and a full bathroom. Upstairs, three further bedrooms share a bathroom fitted with both a shower and bathtub. The top floor boasts a large, open-plan bedroom adaptable as a study, home cinema, or playroom, along with access to a final shower room. College Cross is renowned for its tranquil, village-like atmosphere while being just moments from the vibrant heart of the city. This historic Georgian street is favoured for its elegant architecture and peaceful surroundings, making it a coveted location for families and professionals alike. Residents enjoy close proximity to an array of local amenities including boutique shops, cafes, and eateries on Upper Street. Nearby green spaces and parks provide excellent recreational options, while excellent schools in the vicinity cater to all ages. Transport connections are superb, with multiple bus routes nearby and easy access to major road networks. 0.4 miles to Highbury & Islington Station (Underground, Overground and National Rail) and 0.7 miles to Angel Underground station offer frequent services into central London and surrounding areas, making College Cross ideal for commuters. Cycle routes and pedestrian-friendly streets further enhance connectivity, balancing convenience with a peaceful lifestyle.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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COLLEGE CROSS, N1

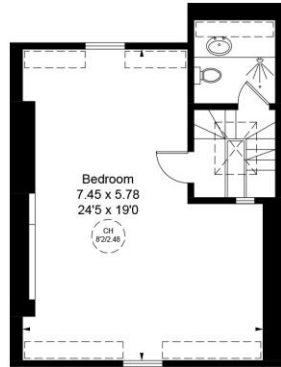
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
LOWER GROUND FLOOR = 781 SQ FT / 72.6 SQ M
RAISED GROUND FLOOR = 758 SQ FT / 70.4 SQ M
FIRST FLOOR = 620 SQ FT / 57.6 SQ M
SECOND FLOOR = 617 SQ FT / 57.3 SQ M
THIRD FLOOR = 451 SQ FT / 41.9 SQ M
REDUCED HEADROOM / VAULTS = 212 SQ FT / 19.7 SQ M
TOTAL = 3439 SQ FT / 319.5 SQ M



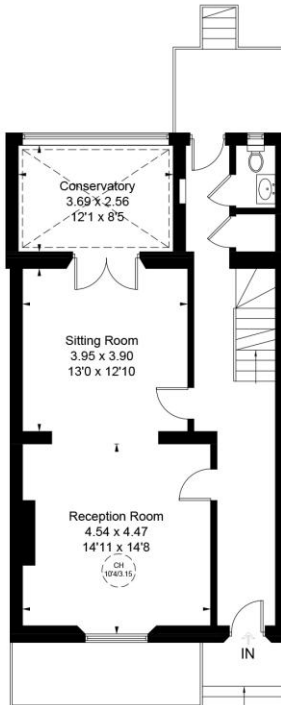
⬜ = Reduced headroom below 1.5m / 5'0"



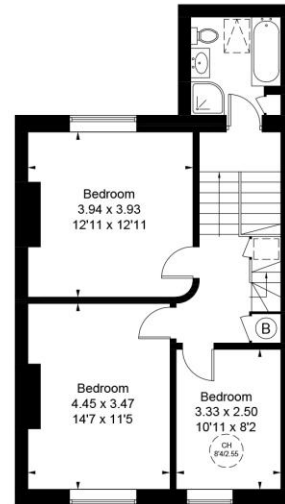
LOWER GROUND FLOOR



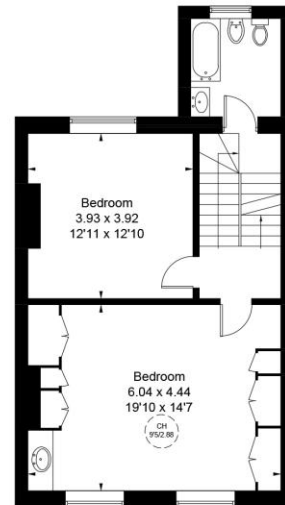
THIRD FLOOR



RAISED GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1166363)

