



## 26 Barnsbury Rd

Barnsbury, Islington, N1 0HD

**£350,000**

A fabulous studio apartment, arranged over the ground floor of a Grade II Listed Georgian terrace, ideally situated in a prime residential situation in the heart of the Barnsbury conservation area.

Offering a share of the freehold and access to a delightful west-facing communal garden, the property is full of period charm, well-presented and would make a perfect pied-a-terre.

Barnsbury Road is a delightfully verdant, residential location in the heart of the Barnsbury conservation area in the Borough of Islington. Numerous local garden squares and the open green space of Barnard Park are within a stone's throw. Vibrant Upper Street, with its array of independent shops, bars and fashionable restaurants is just a short walk away and the City, Kings Cross and Clerkenwell are also within easy reach. The nearest stations are Angel for Northern Line, Highbury & Islington for Victoria Line and Kings Cross/St Pancras for other Underground and mainline rail services including Eurostar.

Share of Freehold with 949 years lease remaining.

Service charge approx £700 PA

Council Tax band D

- Delightful studio flat
- Fabulous Grade II Listed Georgian building
- Good size studio room
- Separate kitchen
- Bathroom/wc
- Period features
- Prime Barnsbury location
- Mature, well-maintained communal garden
- Abundant built-in storage
- Share of freehold

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



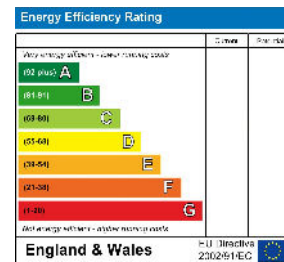
## Floor Plan



## Area Map



## Energy Efficiency Graph



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