

INIGO



Huntingdon Street

LONDON

£3,250,000 FREEHOLD

This light-filled five-bedroom Victorian townhouse is positioned on Huntingdon Street, a quiet, tree-lined street in the Barnsbury Conservation Area. Extending to almost 2,600 sq ft internally and unfolding over five lovely storeys, the house is a wonderful combination of clean-lined contemporary spaces juxtaposed with lively, colourful interiors. The private garden has a gate that opens straight onto the hidden delights of Barnsbury Wood, while Huntingdon Street itself is just minutes from the manicured green space of Thornhill Square Gardens.

Setting the Scene

Built c.1850, this house sits in the middle of a handsome terrace that backs onto the leafy Barnsbury Wood; a nature reserve only open to the public for two hours each week, which brims with bluebells in the early spring. As a result, every room at the rear of the house has wonderful views over a canopy of trees. The house also has a lovely walled garden of its own, accessed via an expanse of folding glazing. Over the years, the current owners have filled the house with colour, from the hand-painted wallpaper in the living room to the incredible leaf-patterned walls in the study.

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The Grand Tour

The house is set back from Huntingdon Street behind cast-iron railings, with external steps leading to the front entrance at raised ground level. The front door opens into a beautifully light hallway, where wooden floorboards run underfoot.

To the immediate right of the entrance hall is the double living room. High ceilings create a wonderful sense of space and volume, while large windows at each end invite a soft light in. One side of the room is green-and-white striped, with wonderful ornate bookcases and a decorative arch that curves over the windows at the end of the room. The other side is lined with hand-painted dark blue wallpaper, which lends it an intimate atmosphere. Both rooms have fireplaces as their focal points. There is also a guest WC on this floor.

Downstairs lies an open-plan kitchen and dining room. Here, a softer palette of colours and materials has been used to create a wonderfully calm aesthetic. In the kitchen, white cabinetry has been set against a grey-tiled splashback and a grey floor, while a wall of windows frames views of the garden.

An impressive Victorian staircase leads from the ground floor up to the main bedroom, a bright, airy space with two tall sash windows that bathe the room in light. Ornate cornicing crowns the room, which is clad in soft yellow wallpaper that has been hand-painted with branches and birds. A mirrored walk-in wardrobe leads through to an en suite bathroom, where French doors open onto a south-facing balcony that overlooks the woods. This is a real suntrap and a brilliantly peaceful spot for a morning coffee.

On the second floor is another generous double bedroom, plus a separate bedroom that is currently used as a study. It is a quiet room with the same green, leafy views. The top floor is home to two further double bedrooms, each with white-painted narrow wooden floorboards and a fireplace. A shower room lies between the bedrooms.

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The Great Outdoors

The south-facing walled garden is the perfect spot for summer lunches. It has a water feature to one side and is framed by mature plants that provide shade and privacy. A hidden door leads straight into Barnsbury Wood, which is home to a range of wildlife including the long-tailed tit, the common toad and the 16 spot ladybird.

Out and About

The neighbourhood is renowned for its peaceful green squares and charming, tree-lined Georgian and Victorian terraces. Nearby Upper Street offers a wealth of retail, culinary and design amenities and restaurants including Ottolenghi, Gail's, Le Creuset, Space NK and twentytwentyone, as well as a host of national and independent retailers such as APC and Le Labo. There are several weekend food markets within walking distance for fresh independent produce, and a number of excellent health food shops on Caledonian Road. Coal Drops Yard is also easily reached along the picturesque canal path, which is a five-minute walk away. There is a Montessori Nursery located in St Andrew's church on Thornhill Crescent.

The Underground is available at Highbury & Islington (Victoria Line) and Caledonian Road (Piccadilly Line), and Overground services can be found at Caledonian Road & Barnsbury, providing quick access to the City and the West End. The Eurostar at Kings Cross is also easily accessible.

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.

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PROPERTY NAME
Huntingdon Street

LOCATION
London N1

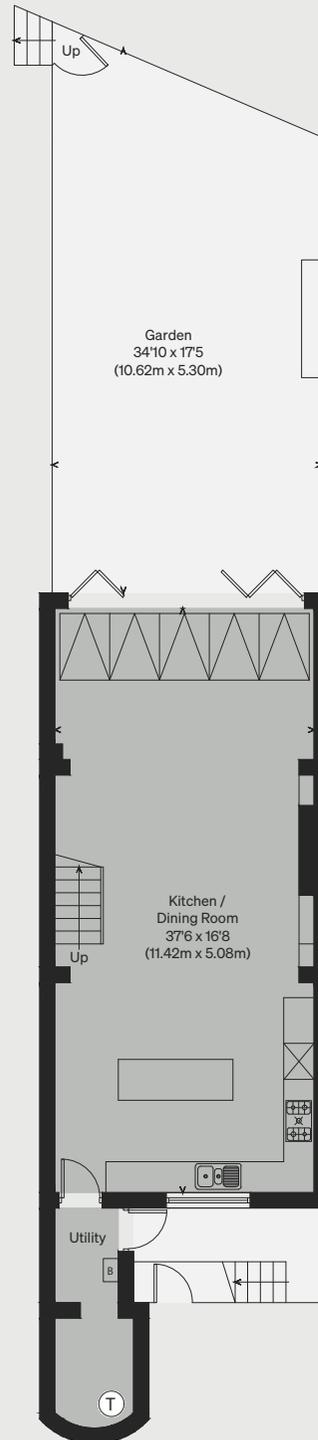
Approximate Floor Area = 239.3 sq m / 2576 sq ft
Including Limited Use Area (1.9 Sq m / 20 Sq ft)

*Illustration for identification purposes only,
measurements are approximate, not to scale*

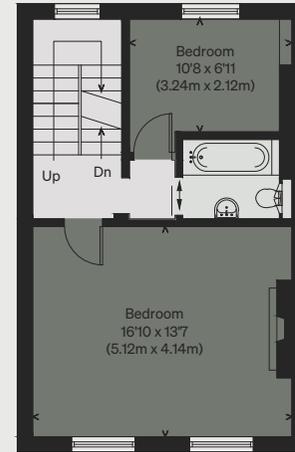
Viewing Arrangements

Telephone: +44 (0)20 3687 3071

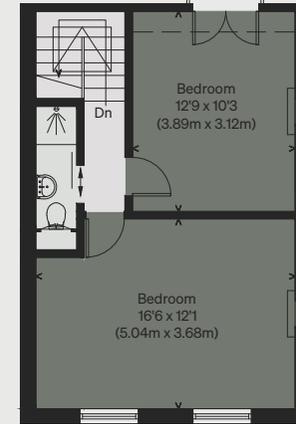
Email: viewings@inigo.com



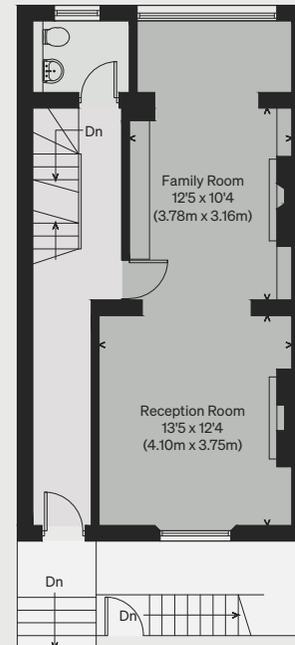
LOWER GROUND FLOOR



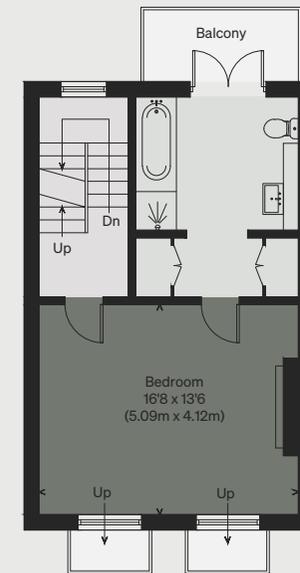
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

☐ = Reduced head height below 1.5m

