

## Cludesley Road, N1

### £2,000,000

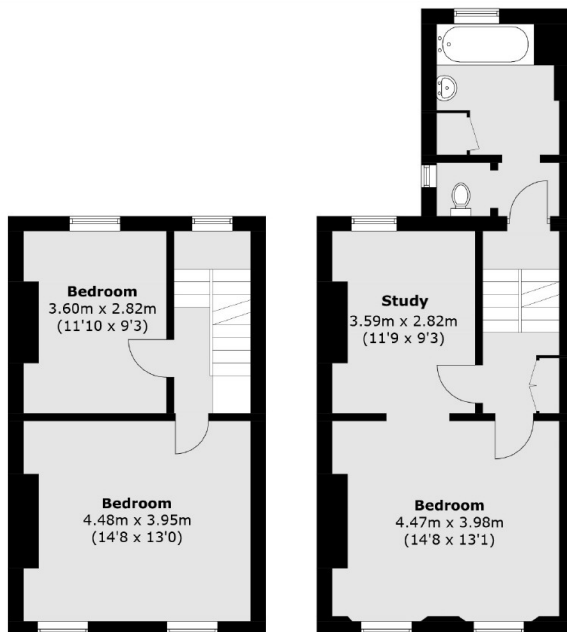
A rare opportunity to acquire a characterful renovation project in prime-Barnsbury, offered with the benefit of approved planning permission, this Grade II listed Georgian home is sold chain free. Entering on the ground floor, there is a double reception room with open fire places, family bathroom and access to a rear private garden. Downstairs comprises dining area and kitchen. The first and second floors comprise three bedrooms, study and second family bathroom. Full plans available upon request.

The property is ideally located between Liverpool Road and Barnsbury Road, affording easy access to Angel (Northern Line) and Highbury & Islington (Victoria Line & National Rail) stations. Upper Street's vibrant shops, restaurants, and bars are just a short walk away, while acclaimed local pubs such as The Albion and The Drapers Arms are close at hand. Nearby Waitrose and Sainsbury's add further convenience, and King's Cross/St Pancras International is only one

### Features

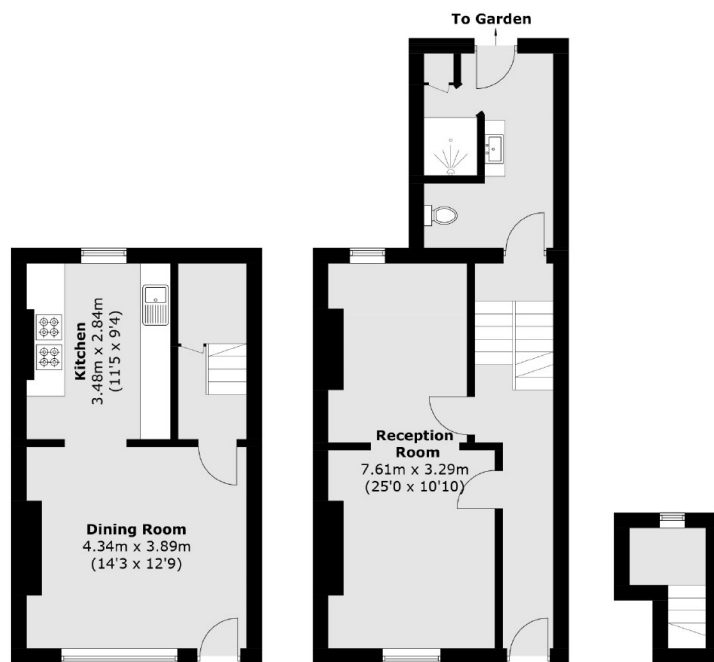
- Grade II Listed
- Renovation Potential
- Planning Permission Approved
- Freehold House
- Three Bedrooms
- Two Bathrooms

# Cloudesley Road, London, N1



**Second Floor**

**First Floor**



**Lower Ground Floor**

**Ground Floor**

**Third Floor**

Total area (approx.): 159.2 sq. m (1,713.3 sq. ft)

# Dexters

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