

AUCOOT



ADDRESS

Hemingford Road, Barnsbury, London, N1

PRICE

£4,250,000

ARCHITECT

Andrew Yeoh

INFORMATION

This distinguished Grade II-listed Georgian townhouse strikes a careful balance between its refined heritage and bold modernist addition at the rear. Architect Andrew Yeoh, who once trained under Norman Foster, conceived the dramatic slanted glazing that spans the lower and first floors. Inspired by a Greek urn displayed in a glass case at the British Museum, the intervention brings charm and originality to the home.

Set within the Barnsbury Conservation Area, the house presents a handsome stucco quoin façade. Built around 1840, its generous footprint unfolds across five floors, with further accommodation created in the infill above the entrance. Characteristic cast-iron balustrades frame the original sash windows, a defining feature of the Georgian period.

Entry is through a wide front door that opens onto a refined pale-blue hallway, punctuated by rows of decorative corbels. To the right lie two reception rooms, both with lofty ceilings framed by original cornicing. In the front room, bespoke joinery flanks a marble fireplace, while wide oak floorboards run seamlessly underfoot. The rear reception features a glass balcony in place of its former window, offering a striking view over the soaring glazing and Barnsbury Woods beyond.

On the lower ground floor, the full scale of the extension comes into view. A study nook sits next to the steps, with storage tucked beneath. They descend to the kitchen and large dining, sitting area. Purbeck marble slabs, sourced directly by the owners from the Isle of Purbeck quarry, extend throughout the space, with clever storage and accessed via a ship-style doors. A standing large safe is built in and hidden. At the front of the plan, original porthole windows bring light into a utility area and the entrance to a wine cellar, fronted by a reclaimed stained-glass door.

The first floor is dedicated to the principal suite, arranged as a sequence of elegant spaces: a drawing room with study, a bedroom with French doors opening onto a private terrace, and an en suite discreetly concealed behind a seamlessly integrated door. The terrace overlooks the verdant garden, established trees facing west into Barnsbury Woods. Dual-aspect sash windows flood the rooms with natural light, while the original bullnose marble fireplace and fine cornicing preserve the home's period character.

Ascending to the upper floors, there are two further generous bedrooms along with a bathroom. On the top floor the attic space has a bedroom along with three attic storage spaces. All bedrooms have bespoke cloth cupboarding.

The mature garden has an established blueberry bush, fig tree and wildflowers, along with a lawn. The house also backs onto Barnsbury Wood, London's smallest nature reserve. Originally built as the garden for Georgian architect George

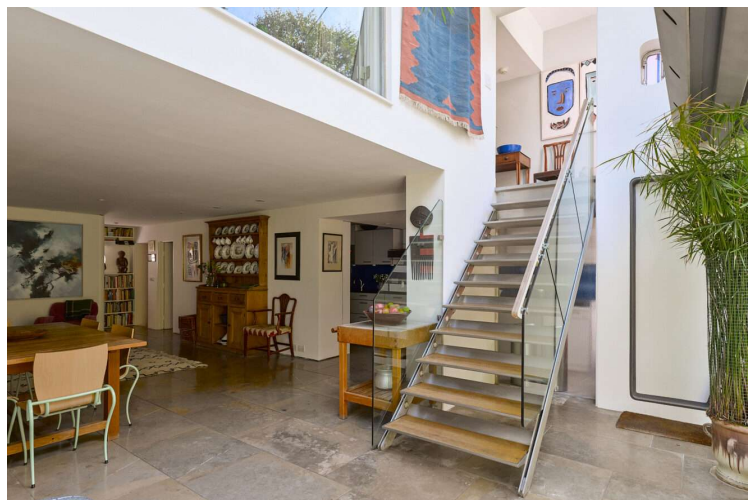
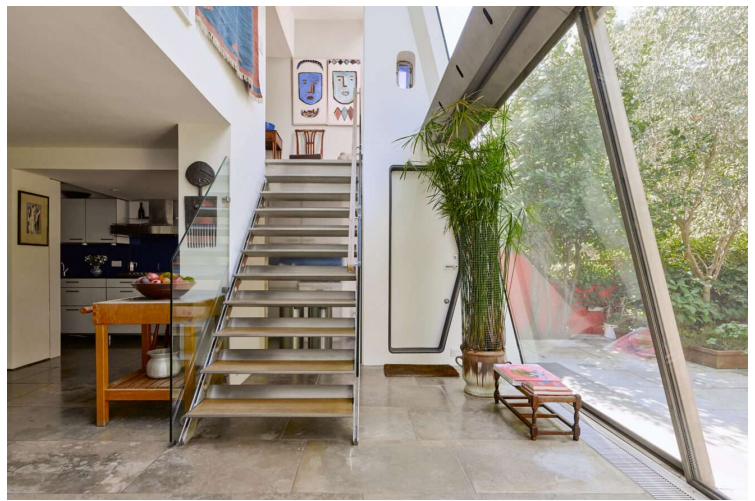


Thornhill, the hidden woodland now acts as an educational destination for local school children and is closed to the public.

This has been home to its current owners – both academics – and their family for the past 35 years. Over that time, it has been lovingly adapted and carefully maintained, evolving with thought and purpose while preserving its architectural integrity. It's a house that reflects a life of learning, creativity and trustful stewardship.

EPC

=Grade II listed



HEMINGFORD ROAD, LONDON, N1

Approximate Area = 3055 sq ft / 283.8 sq m

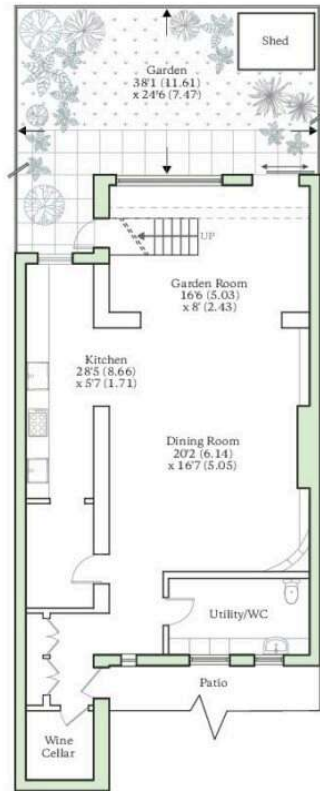
Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 3121 sq ft / 289.9 sq m

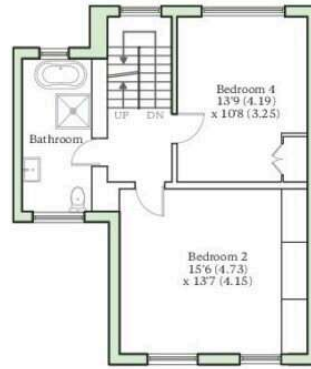
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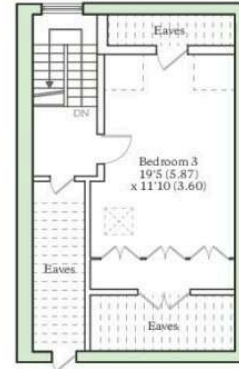
Denotes restricted head height



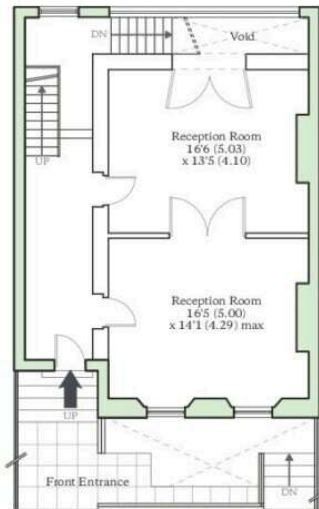
LOWER GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Aucoot. REF: 1343628

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