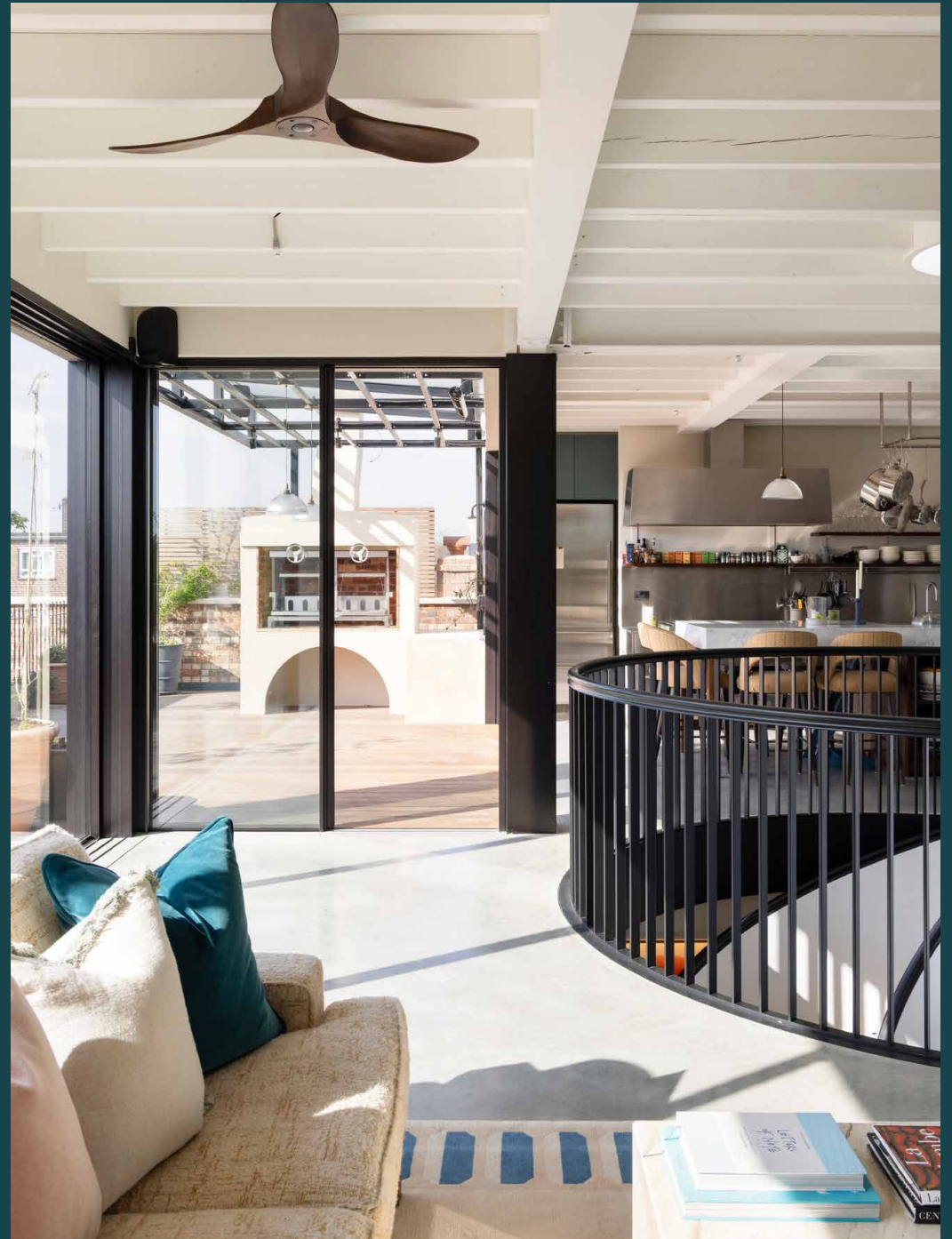




Barnsbury Square

Islington N1

2 Bedrooms, 2 Bathrooms
For 4 guests





Once the heart of a Victorian bookbinding workshop, now a bold reinterpretation of modern city living.

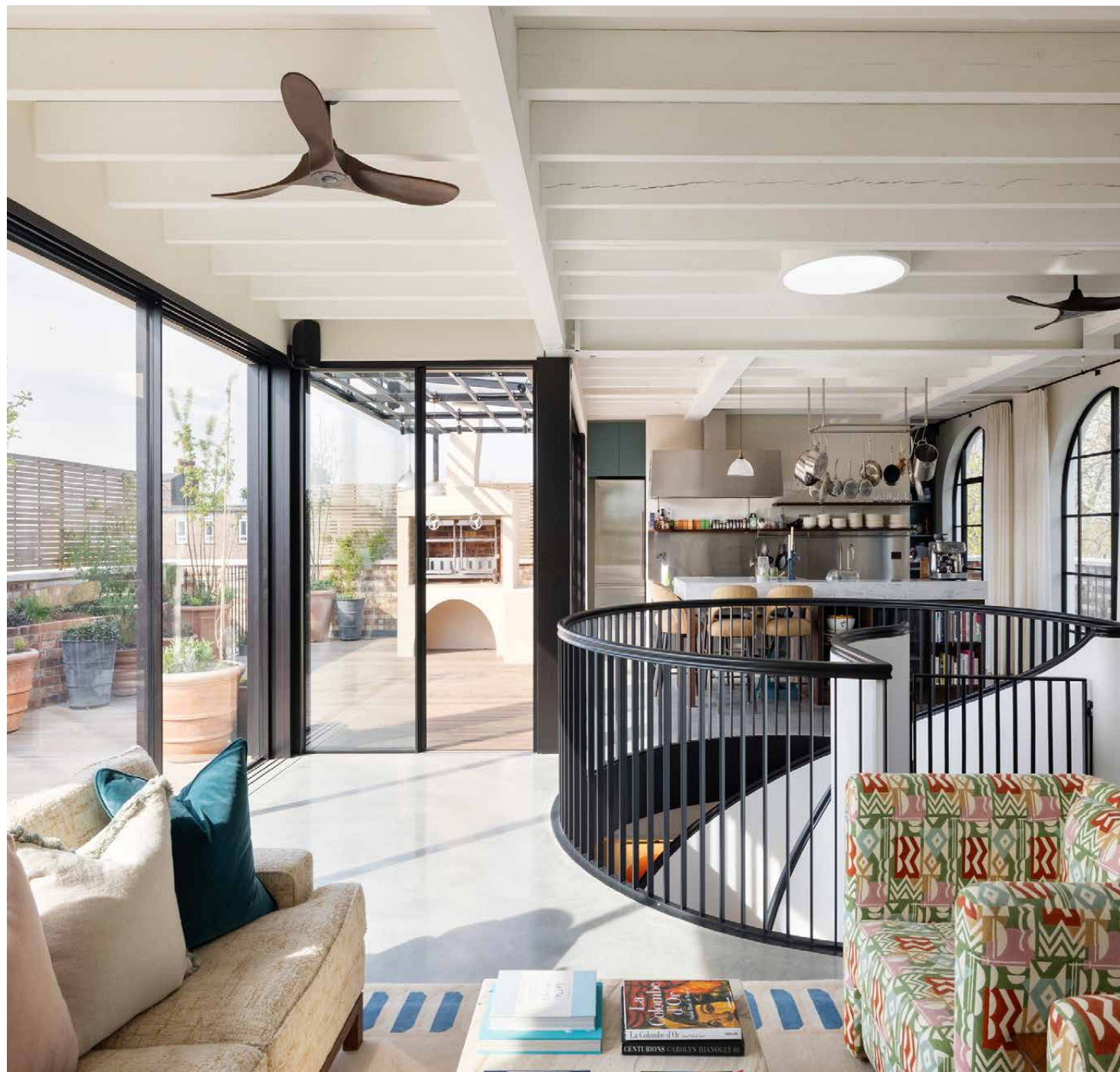
This three-bedroom duplex by Chris Dyson Architects is a celebration of light, volume and architectural storytelling. Tucked away in the leafy setting of Barnsbury Square, the home sits quietly behind mature trees and period townhouses. Here, within a sensitively reimagined industrial building – formerly a bookbinding warehouse – a contemporary apartment nods to its heritage.

Designed with an inverted layout – bedrooms below, living spaces above – Barnsbury Square draws on an eclectic mix of influences. Hints of the Mediterranean meet moments of industrial minimalism, softened by bursts of playful colour and texture. At its centre, a sculptural spiral staircase draws the eye upward, a bold thread that connects the private sanctuary below to the social heart above.

On the upper floor, sunlight brightens tall white walls and smooth concrete floors, bouncing from floor-to-ceiling glass panels that run the length of the living space. On one side, arched glass doors open to the sky; on the other, sliding doors reveal a wraparound terrace bordered by lush planters and anchored by a wood-fired outdoor oven. Plus, a hot tub to spend evenings unwinding.

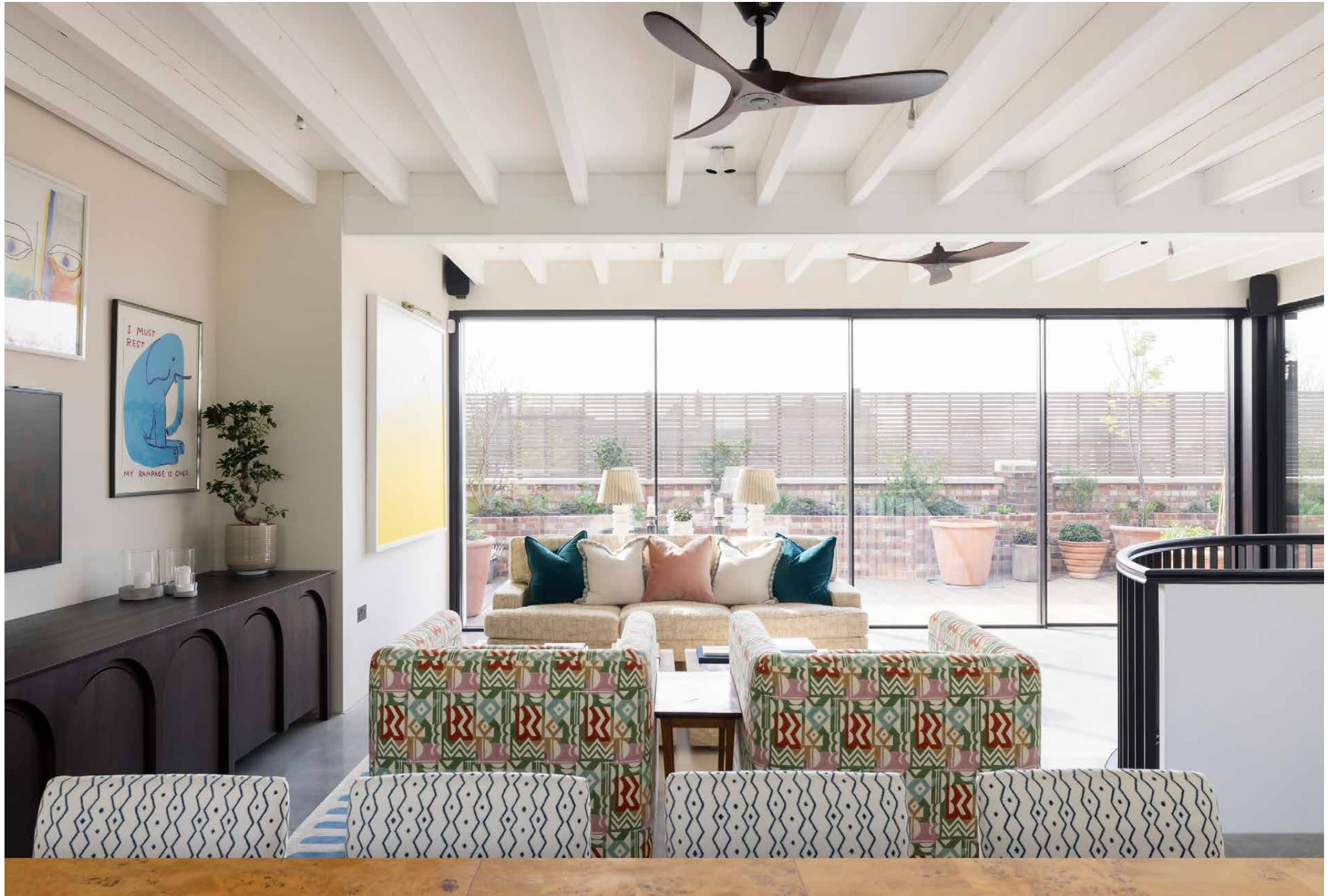


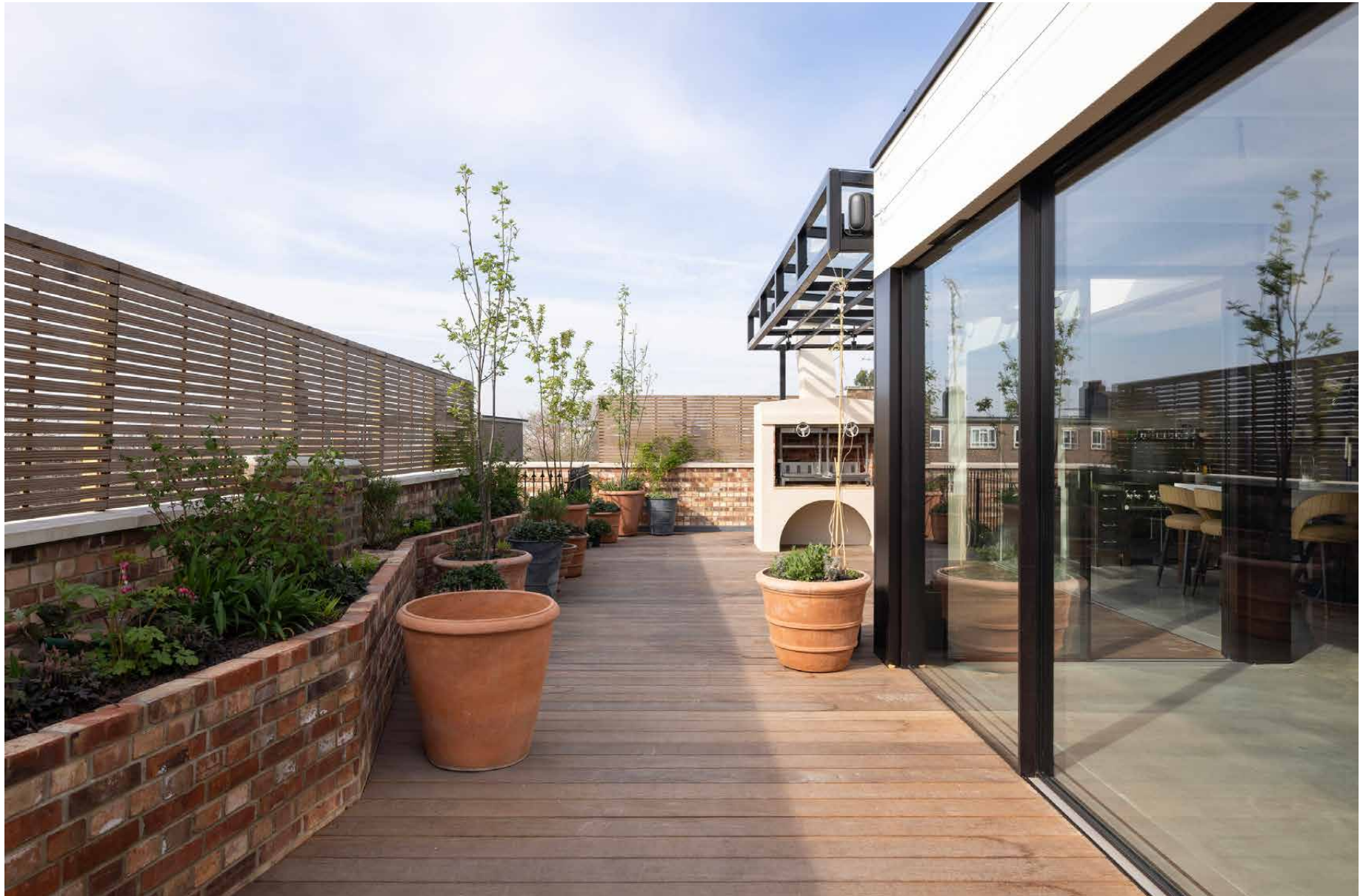
The rest is an open invitation to gather: a large dining table for ten, vibrant artwork, and a living area that feels equal parts gallery and home. A library on the level below offers space to pause or escape into the pages of a good book – a subtle nod to the building's literary past.

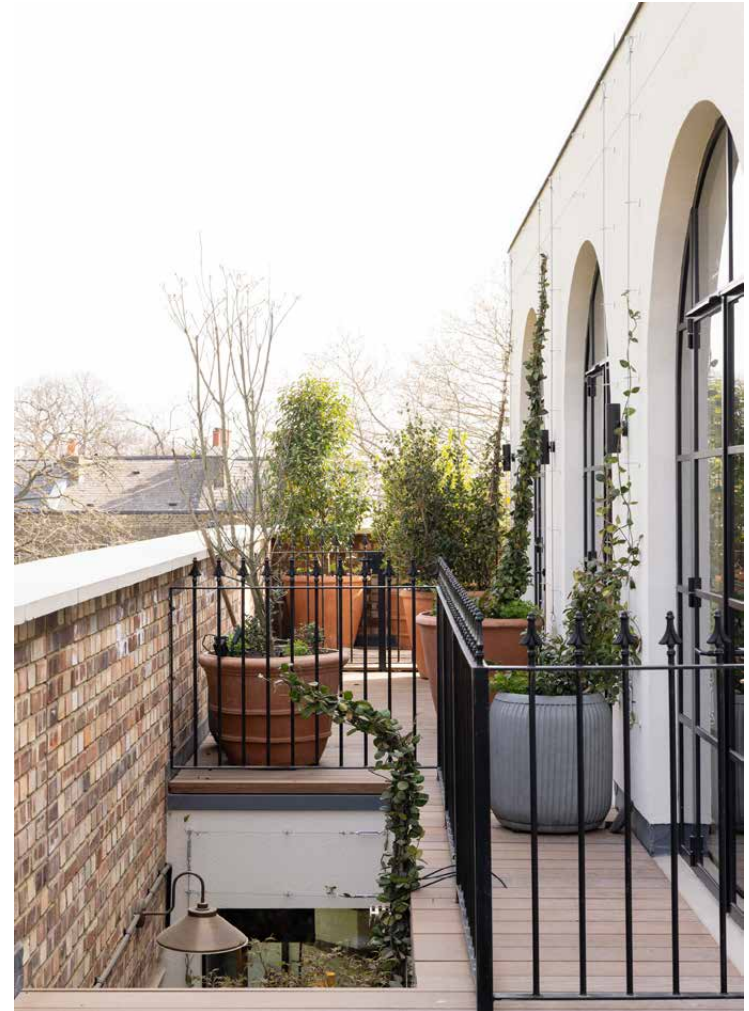














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At one end of this voluminous space, a chef-grade kitchen pairs polished stainless steel with a stone-topped island.

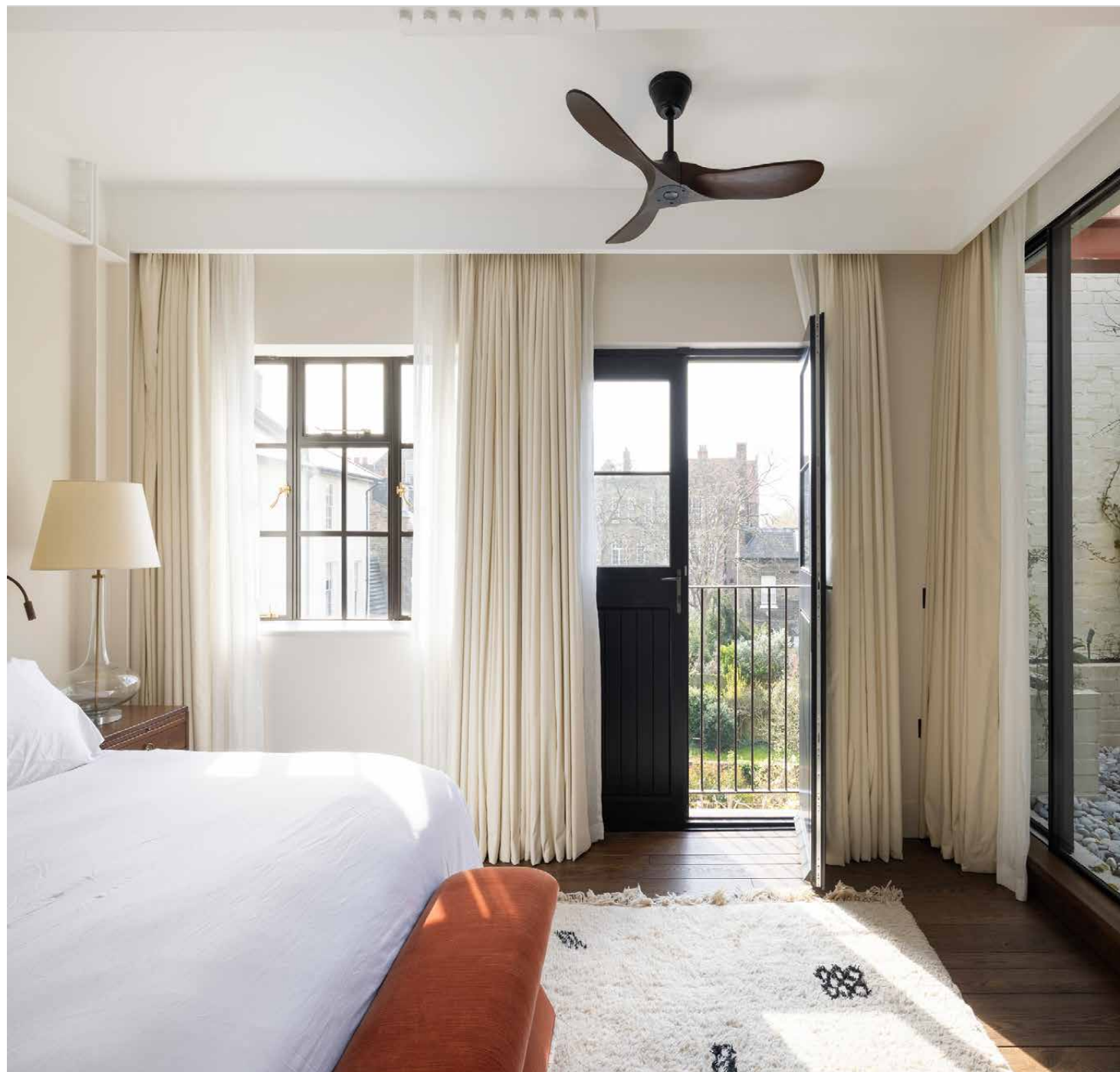








Below, a sense of quiet takes over. The principal bedroom suite is refined yet restful, with dark wood underfoot and soft neutrals all around. Double doors open to a private balcony, while a glass-enclosed courtyard draws natural light down. A generous walk-in wardrobe leads to an en suite bathroom where a striking marble vanity takes centre stage – complimented with a freestanding tub and rainfall shower. Two further bedrooms, styled with an artistic eye, are served by en suite bathrooms, each with its own palette and personality. Also on this floor – a sauna and steam room for ultimate relaxation.

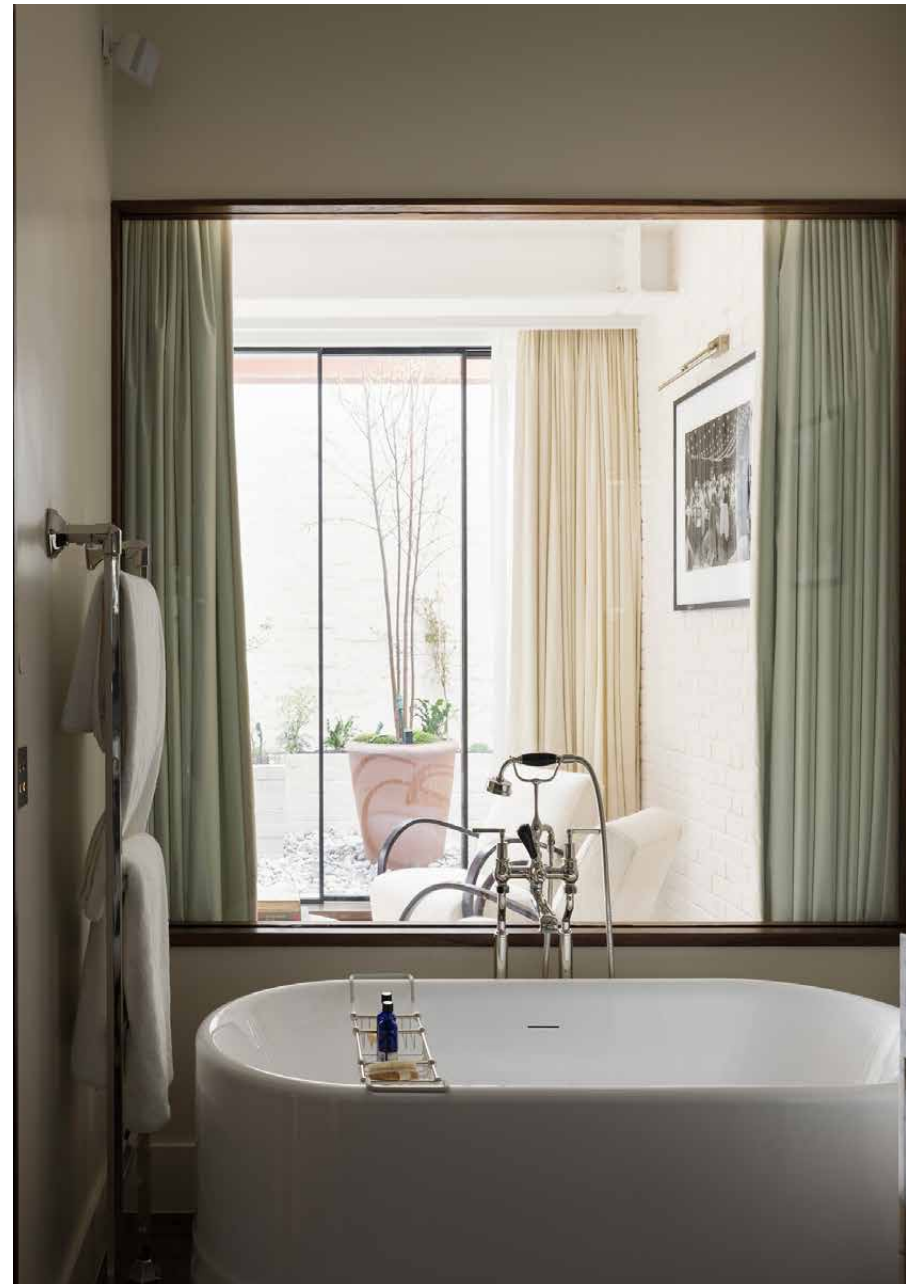




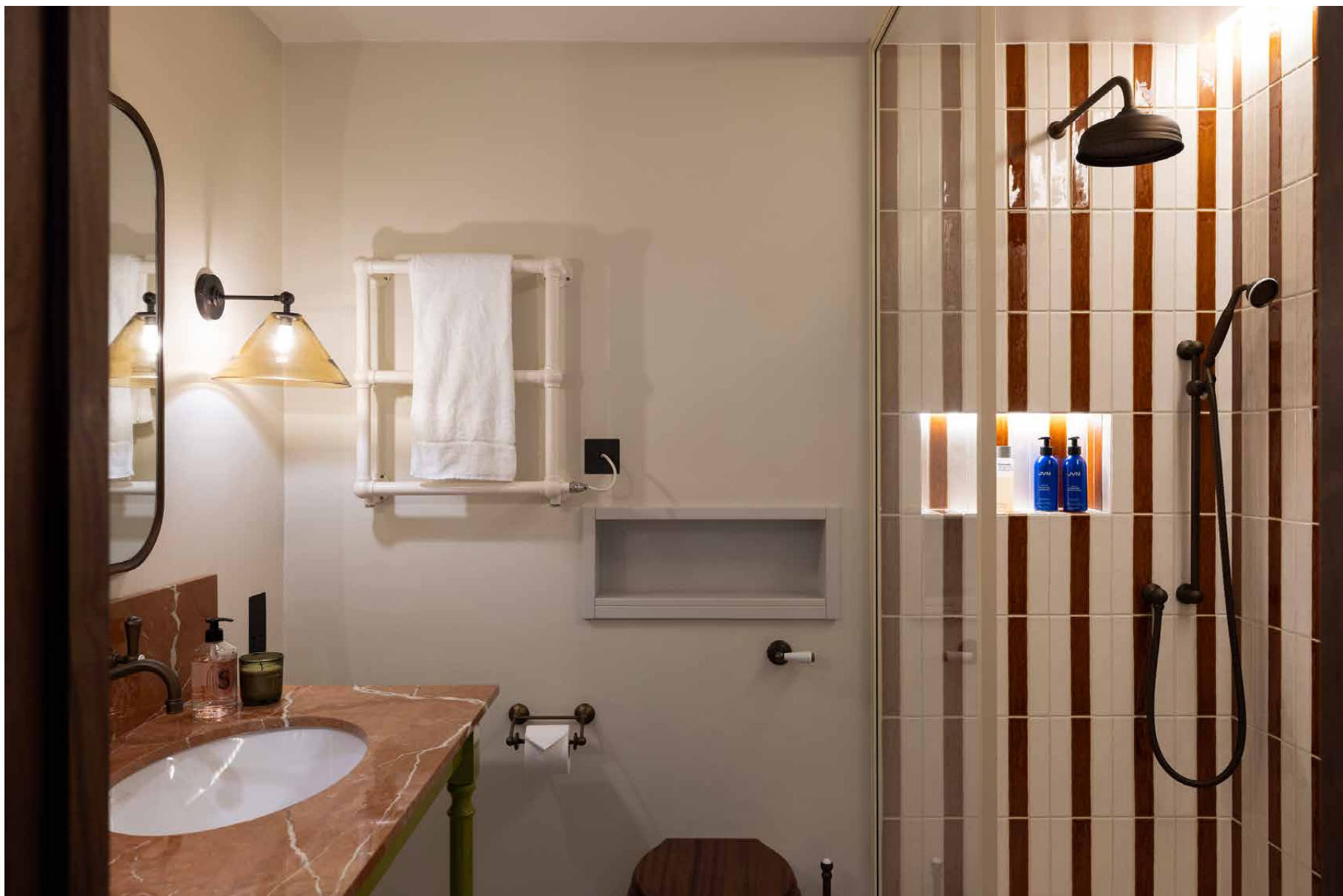


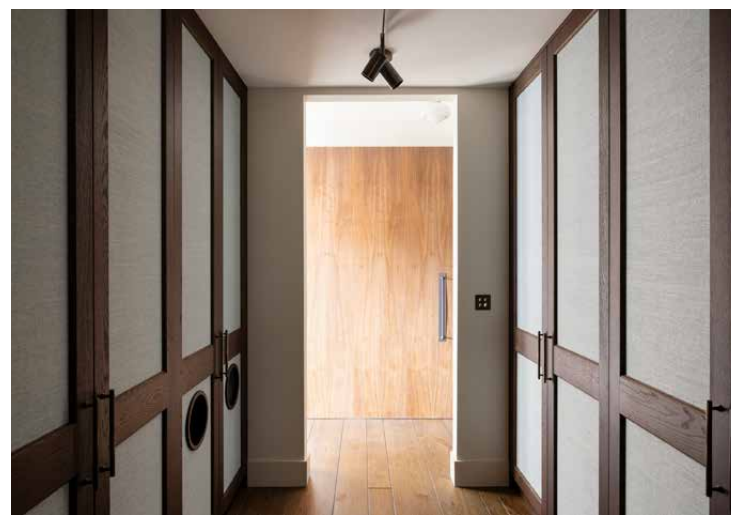
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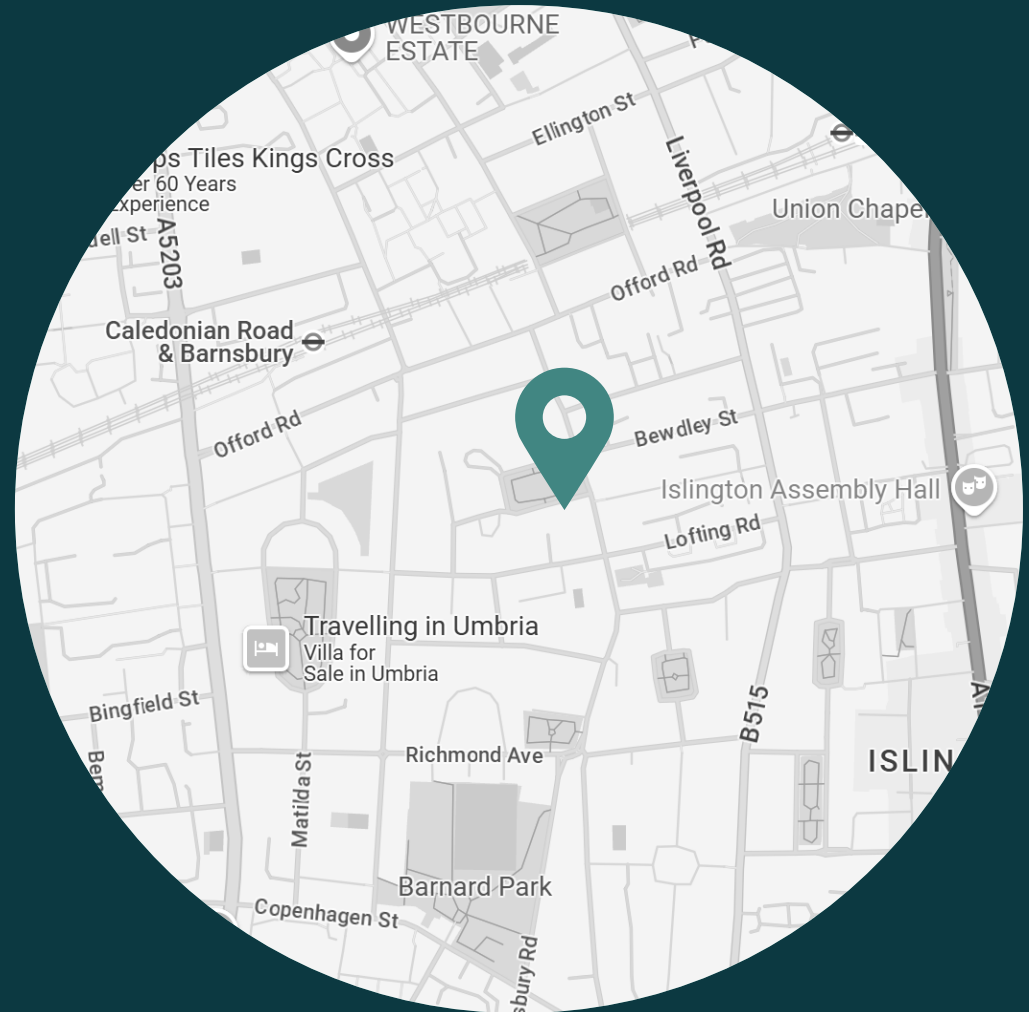




LOCATION

Tucked away on one of Islington's most picturesque garden squares, there's a true balance of tranquillity and vibrant city living here.

Nearby – a tapestry of leafy streets, Georgian terraces and independent charm. Step out and you're moments from the buzz of Upper Street, where a mix of restaurants, artisan cafés and boutique shops await. Browse Anthropologie, Whistles and Space NK for skincare, before stopping by acclaimed restaurant Ottolenghi. For a slower pace, stroll through the peaceful greenery of Barnard Park.



- Spacious contemporary kitchen
- Open-plan dining and reception room
- Principal bedroom suite with dressing room and terrace
- Two guest bedroom suites
- Wraparound terrace
- Library
- Snug
- Sauna and steam room
- Hot tub
- Wine store
- Utility room



Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.



Please don't hesitate to get in touch if you have any questions or require any further information.

hello@domusstay.com

+44 (0)20 8168 8880

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