

AUBERT ROAD

HIGHBURY • N5



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A superb five bedroom double fronted house on this sought after street in Highbury which has been the subject of a sympathetic refurbishment by the current owners and offers generous accommodation over four floors

5 Bedrooms • 4 Bathrooms • 3 Reception Rooms • Kitchen • Dining Room • Breakfast Area • Study • Garden

Aubert Road is an extremely popular residential street which runs between Aubert Park and Lucerne Road and is within a very short distance of the cafes, shops and delis at Highbury Barn.

The nearest Underground station can be found at Arsenal (0.4 miles - Piccadilly line). Highbury & Islington station is also easily accessible via Highbury Fields (0.8 miles - Victoria, Mainline & Overground services) and provides quick and easy access to the West End.

The property is also within easy reach of some excellent local schools including St John's Highbury Vale (OFSTED Outstanding 2014 - 0.2 miles) and Gillespie Primary School (OFSTED Outstanding 2011 - 0.4 miles).

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Accommodation

Beautifully presented throughout, the property has wonderful proportions, high ceilings and retains a wealth of period features including original fireplaces and extensive decorative ceiling cornicing.

Offering 2,517 sq ft of flexible accommodation, the property has a wonderful double reception room/dining room on the raised ground floor together with a further sitting room, a useful study and a guest cloakroom with a large walk-in shower. There are 3 generous double bedrooms on the first floor together with a modern family bathroom with a free standing roll-top bath. The master suite is on the newly created top floor and benefits from floor to ceiling sliding windows to the rear which flood the room with natural light, together with an en-suite bathroom with roll-top bath and separate shower.

There is a smart, contemporary kitchen on the ground floor with ample space to sit and eat and bi-folding doors opening on to the garden. At the front of the house is a further reception room which could be used as a more formal dining room if necessary together with a further double bedroom and shower room.

To the rear of the house is a very attractive and private paved town garden with a raised seating area and an additional covered dining area making it ideal for summer entertaining.

Local Authority

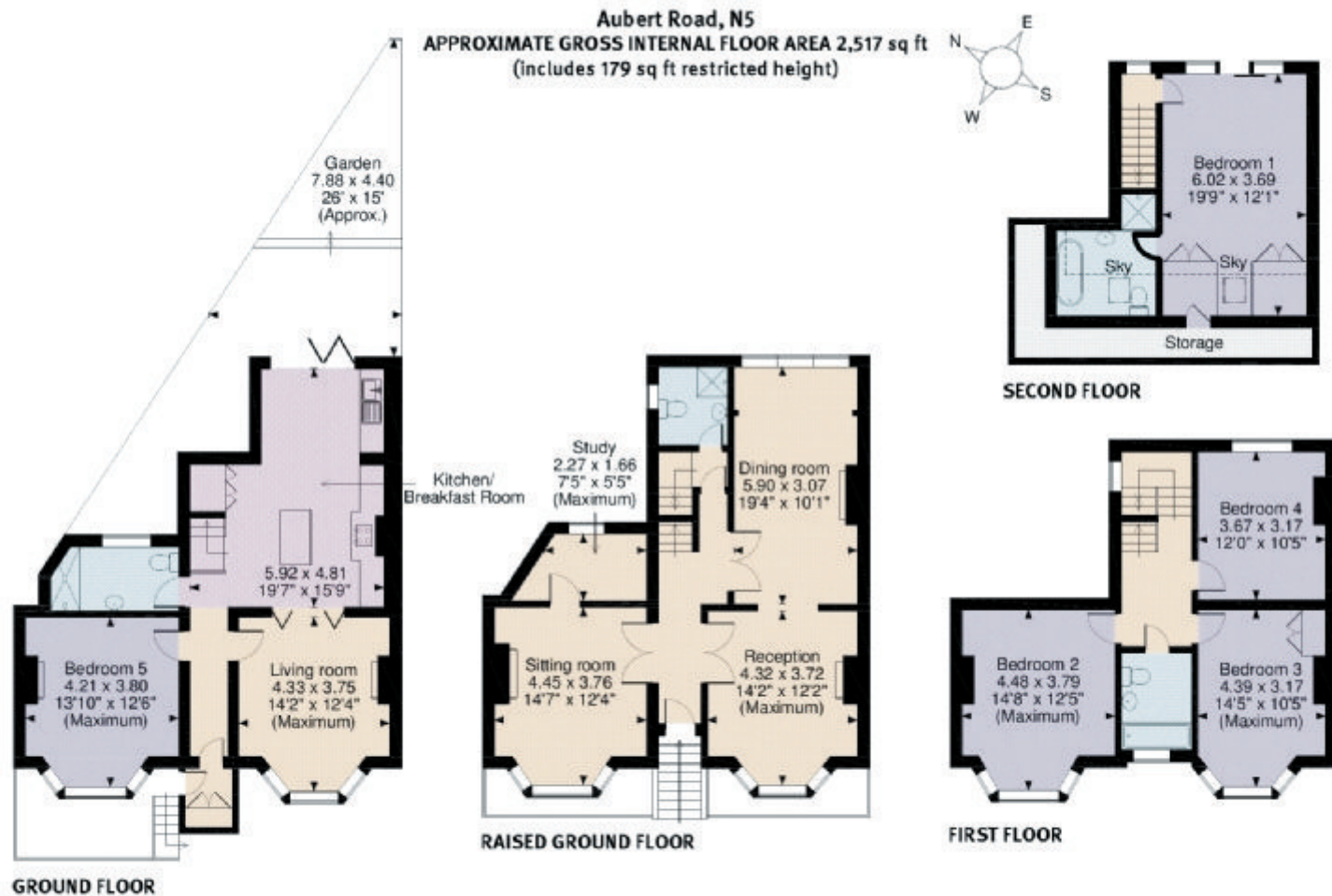
London Borough of Islington

Tenure

Freehold

Viewings

To arrange a viewing please contact our Islington Sales team on 020 3657 7340 or via email at islington@knightfrank.com



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