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51 Poets Road, London, N5 2SH

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Asking Price £2,500,000

A beautifully refurbished Victorian family home offering approximately 2,441 sq ft (226.79 sq m) of high specification accommodation, finished to an exceptional standard throughout and presented in turnkey condition.

Arranged over four floors, the property provides five bedrooms, two bathrooms, a private ensuite to the loft bedroom, two guest W.C.s, multiple reception rooms, and a private rear garden, combining elegant period proportions with refined contemporary design.

The lower ground floor features an impressive open plan kitchen and dining room with direct access to the rear garden, ideal for entertaining and modern family living. A separate sitting room completes this level, providing additional flexible reception space.

The ground floor offers two reception lounges, a guest W.C., and a rear positioned bedroom, making it ideal for guest accommodation, home working, or flexible family use.

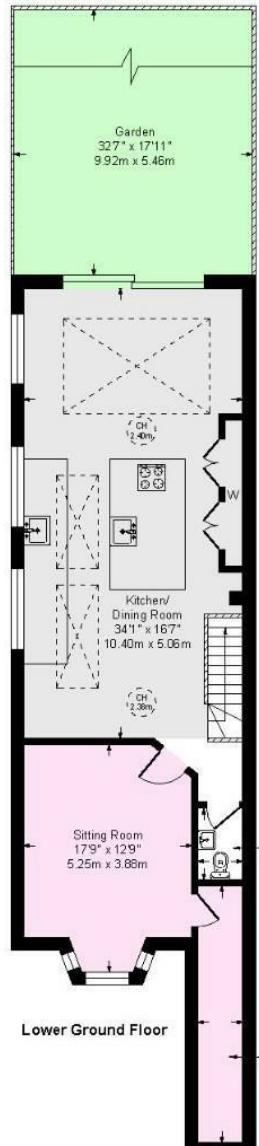
The first floor comprises two generous double bedrooms alongside two beautifully appointed bathrooms, all finished with premium tiling, high quality fittings, and bespoke detailing.

The second floor is dedicated to a substantial loft bedroom suite, benefitting from excellent ceiling height, eaves storage, and a private ensuite, making it the ideal principal bedroom.

Throughout the home there is a strong emphasis on quality, with bespoke joinery, designer bathrooms, statement lighting, custom wall panelling, and premium finishes, placing the property well above typical market offerings.

Poets Road is one of N5's most desirable residential streets, moments from the cafés, restaurants, and boutiques of Highbury, as well as the green open spaces of Highbury Fields and Clissold Park. Excellent transport links include Highbury and Islington, Arsenal, and Finsbury Park, providing swift access into The City and West End.

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**Poets Road, London**  
Approx gross Internal Area 235 sqm / 2530 sqft

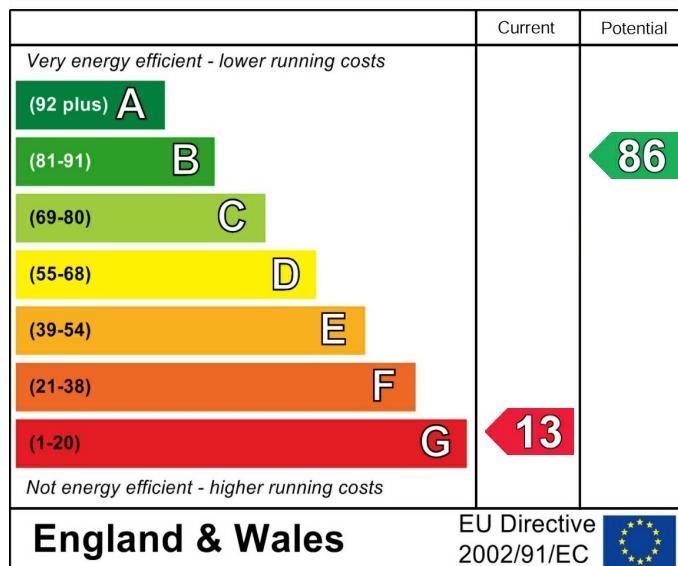


This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		13	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		13	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









