



Balfour Road

Highbury, N5

Asking Price £2,350,000

An outstanding example of a substantial refurbished Victorian mid-terraced family home set within this wonderful enclave to the East of Highbury Park and only moments from the amenities of Clissold Park.



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Highbury, N5

- Beautiful 5 double bedroom Victorian family home
- 24ft kitchen/ dining/ family room opening to the garden
- Family bathroom plus separate shower room
- Private 50ft rear garden
- Superb access to Highbury Barn, Highbury Fields & Clissold Park
- Canonbury station (London Overground)

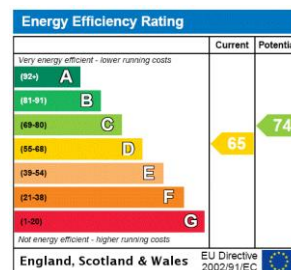


An outstanding example of a substantial refurbished Victorian mid-terraced family home set within this wonderful enclave to the East of Highbury Park and only moments from the amenities of Clissold Park. The house offers an absolute wealth of accommodation over 4 floors, with the previous owners having lovingly refurbished the house, along with extending across the rear and up in to the loft with a dormer to the rear. Accommodation comprises good size double bedroom and wet room on the top (3rd) floor. The 2nd floor is home to 2 very good size double bedrooms. On the 1st floor can be found the 17ft X 12ft master bedroom to the front, with a further double bedroom to the rear. The half landing is home to the utility room and a beautiful main family bathroom complete with walk-in shower and separate free standing bath. Located on the ground are the elegant through reception rooms providing a feeling of real grandeur incorporating the beautiful bay window to the front, ornate ceiling cornice, wood floor and log burner. The extension across the rear houses the heart of the home, a truly fabulous kitchen/ dining/ family room with bi-folding doors opening to the private garden. Also on the ground floor is a guest WC and access down to the cellar. The garden is superb for children and provides a great space for entertaining. Balfour Road is a beautiful residential road situated to the East of Highbury Park and within close proximity of the focal point of the community at Highbury Barn with shops including Godfreys Butchers, La Fromagerie, Da'Mario Italian Delicatessen and a fishmongers. The property benefits from excellent transport links: it is a short from Highbury & Islington Station (National Rail, Overground and Victoria Line), with Arsenal Underground (Piccadilly Line) and Drayton Park (National Rail) also accessible. Trains from Arsenal run to Kings Cross, with those from Drayton Park to both Kings Cross & Moorgate giving superb frequent access to the City. It is a short walk to Canonbury (Overground towards Canary Wharf). Balfour falls within the catchment for a number of highly regarded primary and secondary schools.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band G



Chestertons Islington Sales

327-329 Upper Street

Islington

London

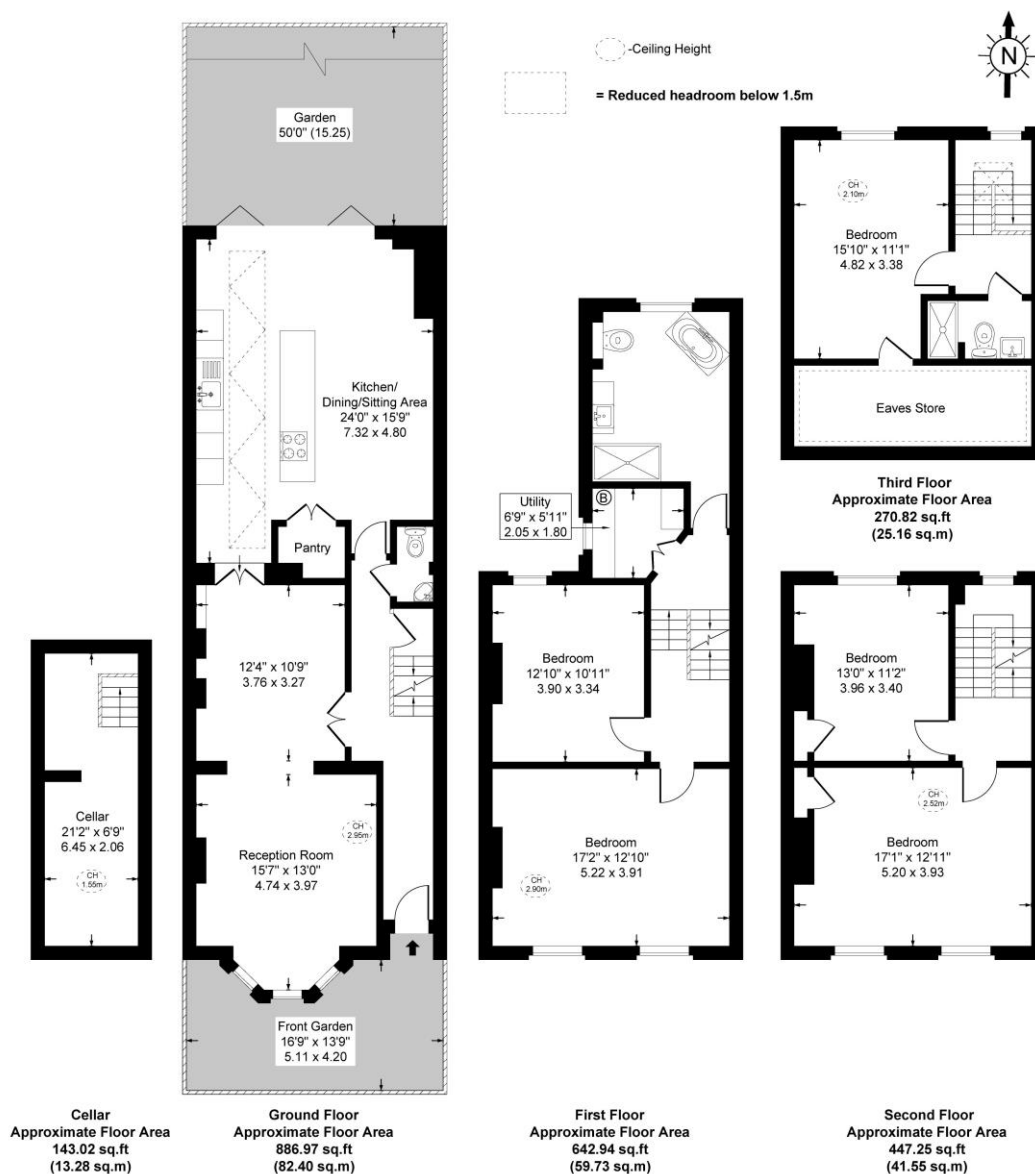
N1 2XQ

sales.islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

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Approx Gross Internal Area **2391 Sq Ft - 222.13 Sq M (Excluding Restricted Headroom&Eaves)**
 For Illustration Purposes Only - Not To Scale

