

BALFOUR ROAD

ISLINGTON N5

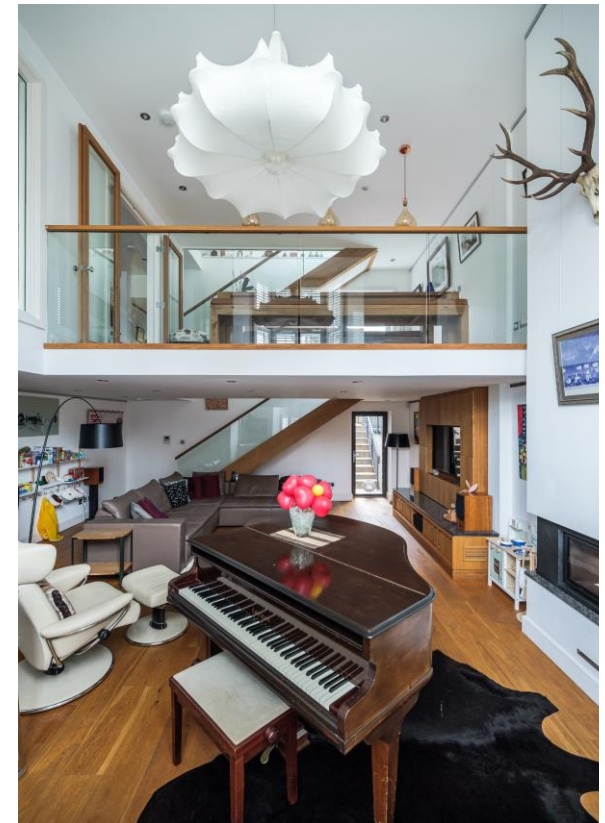
CHESTERTONS

Balfour Road

An opportunity to acquire a substantial (c. 3,192 sqft) five bedroom, four bathroom (+ WC) end of terrace family home, offering unique modern living re built within a Victorian façade, only moments from Highbury Barn & Clissold Park.



The entrance hallway opens to an expanse of space and light and leads to the dining space, which is galleried over the jaw dropping reception space, light filled courtesy of the double bay windows. There is a WC on this level too with the kitchen/dining space positioned at the rear of the ground floor, featuring a separate utility room, a large island and an underfloor spiral wine cellar with motorised access. The kitchen opens onto the landscaped rear garden via fully opening bifold doors and level thresholds offering true “inside and out” living. The rear garden further benefits from side access to the street, (ideal for bicycle use) and a built in barbecue with stone worktops. Inside, the modern staircase leads down to the impressive reception space which is housed underneath the dining room, complete with remote controlled fireplace, and built in media cupboard and wiring for surround sound. The living room opens to the phenomenal double height gallery space, which showcases the bays across two levels and must be viewed to be appreciated.



Specifications

Modern family home re built within a Victorian façade
Five bedrooms
Four bathrooms + WC

Double height space
End of terrace
Side access
Bespoke motorised wine cellar

Moments from Highbury Barn & Clissold Park









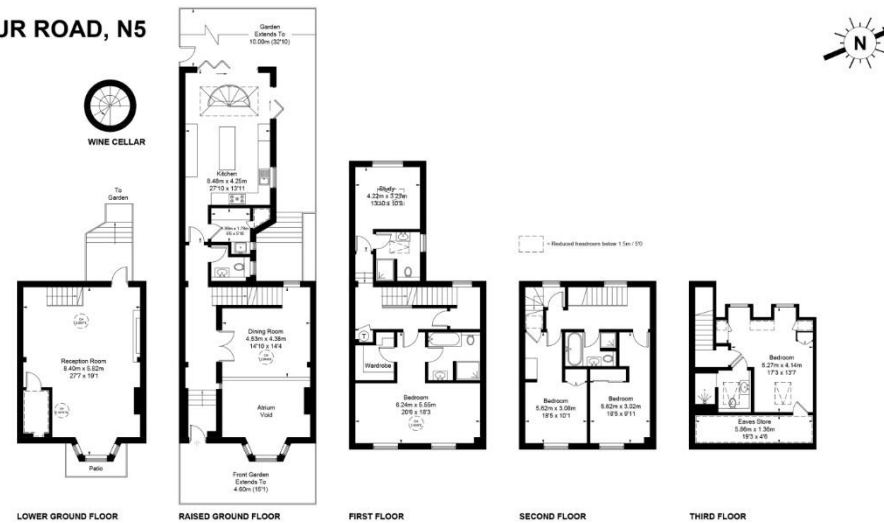
The principal suite is set at the front of the first floor and features an en-suite as well as a bespoke dressing room. There is a study at the rear of this floor, which also has an en-suite. There are two double bedrooms on the second floor, both of which have excellent built in storage and share a bathroom suite. There is an additional large double bedroom and en-suite on the top floor along with ample eaves storage. An exceptional home, available for the first time since it was rebuilt that seamlessly blends modern living within a period façade.





OIEO: £3,000,000 | Tenure: Freehold | Islington | Council tax band: G | EPC: C

BALFOUR ROAD, N5



APPROXIMATE GROSS INTERNAL AREA

WINE CELLAR = 33 SQ FT / 3.1 SQ M

LOWER GROUND FLOOR = 458 SQ FT / 42.5 SQ M (EXCLUDING REDUCED HEADROOM)

RAISED GROUND FLOOR = 975 SQ FT / 90.6 SQ M (EXCLUDING REDUCED HEADROOM)

FIRST FLOOR = 735 SQ FT / 68.3 SQ M

SECOND FLOOR = 518 SQ FT / 48.1 SQ M (EXCLUDING REDUCED HEADROOM)

THIRD FLOOR = 309 SQ FT / 28.7 SQ M (EXCLUDING REDUCED HEADROOM & EAVES STORE)

REDUCED HEADROOM & EAVES STORE = 164 SQ FT / 15.2 SQ M

TOTAL = 3192 SQ FT / 296.5 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1045931)

Balfour Road, N5

Approximate gross Internal area
296 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Location

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 vibrant hub of Newington Green (La Belle Epoque, Jolene, Cadet, Perilla) is also a 5-10 minute walk away. The property benefits from excellent transport links: Highbury & Islington Station (National Rail, Overground and Victoria Line), Arsenal Underground (Piccadilly Line), Drayton Park (National Rail) and Canonbury (Overground) are all within a short walk. These offer good options to travel to the City (either directly to Moorgate and Shoreditch High Street, or via King's cross), the West End (via both Victoria and Picadilly Lines), Canary Wharf (via connections with DLR and Elizabeth Line) and the major airports (via connections with Thameslink, Elizabeth Line and Stanstead Express). Balfour falls within the catchment for a number of highly regarded primary and secondary schools.



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