



Highbury New Park

Highbury, N5

Offers In Excess Of £5,000,000

Chestertons are proud to market for sale, one of the boroughs only detached, Grade II listed, Victorian homes with internal space spanning c. 5,647 sqft with a jaw dropping rear garden measuring c. 71x129 ft, available for the first time in 67 years. The home has been owned by numerous generations of the same family since first acquiring in 1957 and offers one of a kind space, and is one of only a handful in Islington that is set behind two sets of gates, with a carriage driveway in front of the house, which can easily hold five or six cars.

There are also garages set on each side of the iconic home. The approach to the house is equally as impressive with wide stairs leading to the statement door, which opens into a grand hallway, with the original sweeping stairwell taking centre stage. The drawing room occupies the front of the raised ground floor, featuring original details which include ornate coving and a ceiling rose, with original double doors opening to the additional, vast reception room with impressive bay to the rear. There are French doors set within the bay of the rear reception that open to the staggering rear garden that you would not expect to exist within Central London.

CHESTERTONS



Highbury New Park

Highbury, N5

- Phenomenal Grade II listed family home
- Available for the first time in 67 years
- Detached
- Gated carriage driveway
- Internal space spanning c 5,647 sqft
- Three garages
- Scope to extend and improve and create one of the borough's most spectacular homes (STPP)
- Well located for access to Upper Street
- Within easy reach of Canonbury (Overground)



A sizeable patio is set at the front of the garden, with an immaculate lawn occupying the rear. There is ample space to build a swimming pool/tennis court/leisure facility (STPP), should they be required. Internally, the kitchen is set in the middle of the ground floor, providing further garden access. The hallway also leads to the W.C on the lower half landing, with the landing also providing access to one of the garages, in turn leading to an additional one. The workshop/garage on the other side of the house can be accessed both from the garden and the front of the property. The staircase leads to the first floor, which verges off to each "wing". Upon turning left you are greeted with a double bedroom and a bathroom suite, along with a separate WC on the lower level, with two double bedrooms set above, (plus ample storage) on the upper level. Upon turning right there are three double bedrooms, the principal at the rear with a matching bay window to the rear reception downstairs that it sits above, overlooking the grounds. This room features an en-suite shower room. There is also a family bathroom suite. The loft space is accessed via an additional stairwell, which could be developed to create additional space if required. The entire lower level is currently utilised as a guest unit with separate access, comprising another two double bedrooms and large living space. This could be converted back into the main home, kept as a guest space/granny annex, or converted into a gymnasium/leisure facility. A one off opportunity that must be viewed to be appreciated, which can arguably be transformed into the boroughs stand out home. Highbury New Park is well placed for the greens of Highbury Fields, whilst the travel connections of Canonbury Overground and Highbury and Islington underground stations are within easy reach. The location is within very close proximity of some of Highbury's best-loved landmarks. Clissold Park and Highbury Barn are a short walk away.

Tenure:Freehold

Local Authority:Islington

Council Tax Band H

Chestertons Islington Sales

327-329 Upper Street

Islington

London

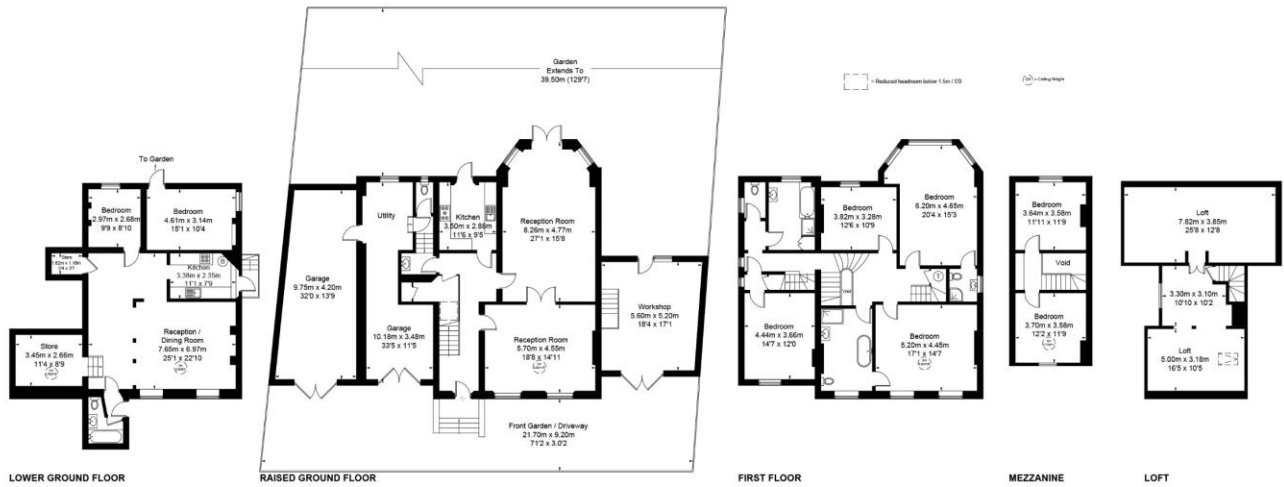
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

HIGHBURY NEW PARK, N5



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 1031 SQ FT / 95.8 SQ M
 GROUND FLOOR = 2186 SQ FT / 203.1 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 1421 SQ FT / 132.0 SQ M (EXCLUDING VOID)
 MEZZANINE = 338 SQ FT / 31.4 SQ M (EXCLUDING VOID)
 LOFT = 655 SQ FT / 60.9 SQ M
 REDUCED HEADROOM = 11 SQ FT / 1.0 SQ M
 TOTAL = 5642 SQ FT / 524.2 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. (ID1037584)

