



Aubert Park

Highbury, N5

Asking Price £2,500,000

An imposing and substantial semi-detached early Victorian villa, offering fabulous proportions, retaining a wealth of ornate period details and benefitting from a south facing garden.



Aubert Park

Highbury, N5

- Semi detached
- Substantial (c. 2,990 sqft) Victorian villa
- Self contained one bedroom apartment
- South facing rear garden
- Ornate period details throughout
- Peaceful "no through" road courtesy of the recently enforced "LTN / Low Traffic Neighbourhood scheme"
- Moments from Highbury Barn



The property features a separately accessed one bedroom apartment. The main accommodation comprises a grand entrance hallway, complete with restored original coving, leading to the jaw dropping reception space, also retaining ornate coving and an original fireplace, with a large stained glass sash window flooding the space in natural light. The kitchen/dining space is housed at the rear of the space, with two beautiful French doors providing access to a wrought iron terrace which leads to the easily managed south facing rear garden. The one bedroom apartment spans the whole lower level; ideal for a granny annex, additional space for visiting family, or a useful source of income. The property could also easily be unified as the original stairs are still in place. There are two large double bedrooms on the first floor, with the principal housed at the rear, featuring an en-suite bathroom with a stunning view of gardens stretching for hundreds of yards. The larger bedroom is set at the front of the first floor, sun soaked courtesy of the two large sash windows and also looking out onto green space. It should be noted there is also a second W.C on this level. There are two double bedrooms on the top floor, along with a family bathroom suite. There is a huge amount of insulated eaves storage, spanning the roof line of the house. Aubert Park provides convenient access to Drayton Park and Highbury & Islington (Overground and Victoria), as well as Arsenal Underground station which sits on the Piccadilly Line linking through to the West End and North to Finsbury Park, along with the greenery of Highbury Fields and the renowned shops of Highbury Barn, such as La Fromagerie, and high class butchers & fishmongers.

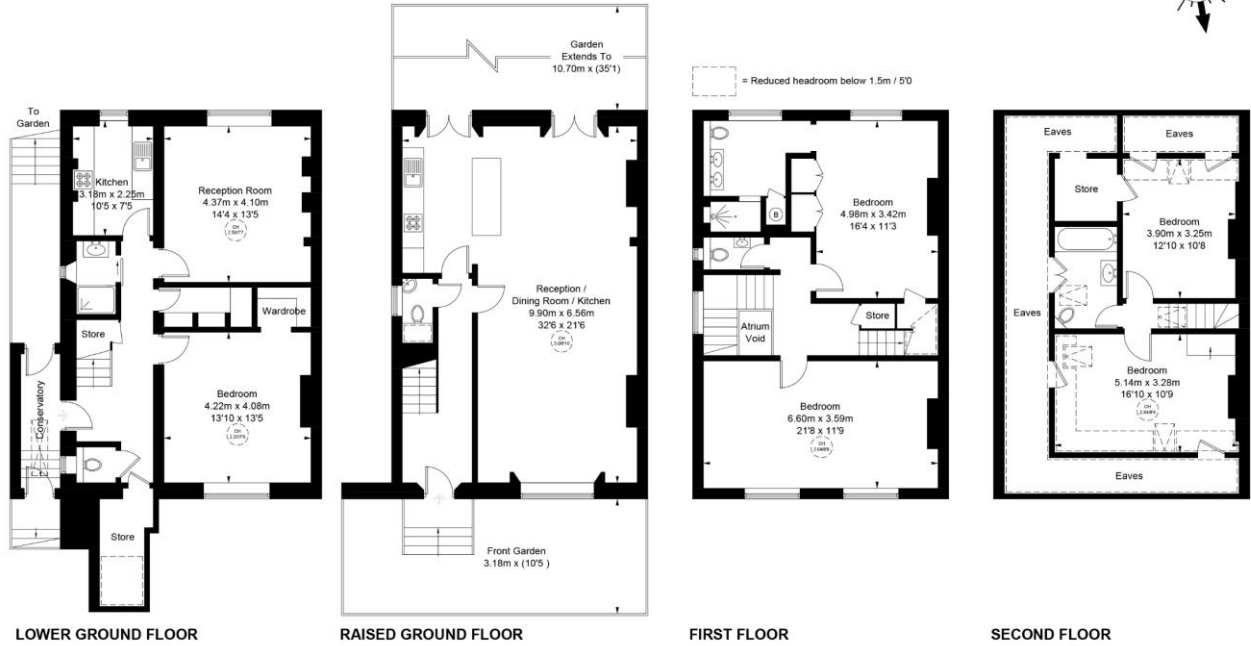
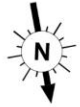
Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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AUBERT PARK, N5



LOWER GROUND FLOOR

RAISED GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA

- LOWER GROUND FLOOR = 802 SQ FT / 74.5 SQ M (EXCLUDING REDUCED HEADROOM)
- RAISED GROUND FLOOR = 708 SQ FT / 65.8 SQ M (EXCLUDING REDUCED HEADROOM)
- FIRST FLOOR = 701 SQ FT / 65.1 SQ M (EXCLUDING REDUCED HEADROOM & ATRIUM VOID)
- SECOND FLOOR = 389 SQ FT / 36.1 SQ M (EXCLUDING REDUCED HEADROOM & EAVES)
- REDUCED HEADROOM & EAVES = 390 SQ FT / 36.2 SQ M
- TOTAL = 2990 SQ FT / 277.7 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. (ID1055303)

