



Highbury Hill

Highbury, N5

Offers in excess of £2,250,000

An exceptional, double bay fronted, mid terrace Victorian Freehold retaining plenty of ornate period details, with plenty of scope to extend and improve (STPP), set on Highbury Hill, moments from Arsenal (Underground)



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Highbury, N5

- Five double bedrooms
- Loft conversion
- Plenty of original features
- Potential to extend and improve STPP
- Easy access to Highbury Barn
- Moments from Arsenal (Underground)



An exceptional, double bay fronted, mid terrace Victorian Freehold retaining plenty of ornate period details, with plenty of scope to extend and improve (STPP), set on Highbury Hill, moments from Arsenal (Underground). Accommodation is light filled and beautifully presented, comprising; a grand entrance hallway, leading to the dual reception space, retaining an ornate fireplace, original floorboards, bay window and detailed coving. There is access via a stained glass door to the side return/garden space, which STPP can be extended into. The kitchen/dining room is housed at the rear of the lower level and provides access to the secluded rear garden. The principal bedroom is set at the front of the first floor, sun soaked courtesy of the large bay window and high ceilings. The space retains an ornate ceiling rose and original fireplace. The large family bathroom suite is set behind, with a utility space, separate W.C and guest bedroom positioned at the rear of the lower half landing. Two double bedrooms occupy the second floor, with an additional double bedroom, with bi-folding doors on the top floor, as well as a further bathroom suite. Highbury Hill provides convenient access to Drayton Park (Overground) and Highbury & Islington, 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 the Fromagerie, butchers & fishmongers.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	66	80
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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HIGHBURY HILL, N5



APPROXIMATE GROSS INTERNAL AREA

CELLAR = 448 SQ FT / 41.6 SQ M

GROUND FLOOR = 679 SQ FT / 63.1 SQ M

FIRST FLOOR = 695 SQ FT / 64.6 SQ M

SECOND FLOOR = 453 SQ FT / 42.1 SQ M

THIRD FLOOR = 316 SQ FT / 29.4 SQ M (EXCLUDING REDUCED HEADROOM)

REDUCED HEADROOM = 38 SQ FT / 3.5 SQ M

TOTAL = 2629 SQ FT / 244.3 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. (ID1073232)

