



Robinswood Mews

Highbury, N5

Asking Price £1,895,000

An exceptional contemporary home in a unique location, this four bedrooomed detached house, with a private parking space, is in a private mews by the green acres of Highbury Fields, just a short walk from the many shops of vibrant Upper Street.



Robinswood Mews

Highbury, N5

- Detached house in private mews by Highbury Fields
- 4 bedrooms
- Short walk to Upper Street
- Private parking
- Garden, patio and balcony
- Corian kitchen with Miele appliances
- Two bathrooms and utility room.
- Superb access to Highbury & Islington (Victoria Line & National Rail)



An exceptional contemporary home in a unique location, this 4 double bedroom detached house, with private parking space, is in a private mews beside the green acres of Highbury Fields, just a short walk from vibrant Upper Street. The house was built in 2009 of high spec low maintenance materials including rooves in Welsh slate, Junkers oak floors and American white Oak staircase. Accommodation is arranged over 3 floors, with a spacious open-plan kitchen/ reception room on the ground floor providing access to the well-proportioned, wrap around garden, there is also a utility room on the ground floor that includes a W.C, washing machine and tumble dryer. On the first floor is the principal bedroom with an en-suite shower room and a balcony, accessed via double doors, along with a large L-shaped reception room that could be enjoyed as another double bedroom, featuring tranquil views of Highbury Fields. The top floor is home to a further 2/3 bedrooms, one of which also provides green views across Highbury Fields, as well as a generous family bathroom. The house further benefits from excellent storage throughout (under stairs cupboards, first floor landing cupboards, fully boarded loft as well as two large cupboards in the family bathroom). There is also an off-street parking space to the front. Robinswood Mews is supremely well placed for the greenery and amenities of Highbury Fields (gym, tennis courts, etc), the shops of Highbury Barn including the renowned Godfreys butchers, fishmongers and Da Marios delicatessen.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(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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ROBINSWOOD MEWS

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / VOID)
GROUND FLOOR = 519 SQ. FT. (48.2 SQ. M.)
FIRST FLOOR = 521 SQ. FT. (48.2 SQ. M.)
SECOND FLOOR = 521 SQ. FT. (48.4 SQ. M.)
REDUCED HEADROOM
33 SQ. FT. (3.1 SQ. M.)
TOTAL = 1592 SQ. FT. (147.9 SQ. M.)

