



Balfour Road

Highbury, N5

Asking Price £800,000

An exceptional 2 double bedroom upper maisonette with accommodation arranged over the second and third floors of this elegant Victorian end of terrace house. The property has been extended and refurbished by the current owners.



Balfour Road

Highbury, N5

- Beautifully presented 2 double bedroom upper maisonette
- Stunning master bedroom with a wall of bi-folding patio doors to one end
- Open-plan kitchen/dining/reception room
- Superb access to Highbury Fields, Highbury & Islington station and the shops of Highbury Barn



An exceptional 2 double bedroom upper maisonette with accommodation arranged over the second and third floors of this elegant Victorian end of terrace house. The property has been extended and refurbished by the current owners, creating a stunning home, designed to maximise the use of light and space. Accommodation comprises open-plan kitchen/reception room with 2 sash windows to the front and double bedroom with built-in wardrobes on the second floor. On the top (third) floor there is an absolutely stunning master bedroom, occupying the majority of this level and with a wall of bi-folding patio doors to one end, offering the most wonderful views across the skyline and over the gardens of the properties to the rear. As I'm sure you'll appreciate, the room is full of natural light. Also located on the top floor is the bathroom with separate bath and shower. The property also offers the added luxury of built-in speakers, allowing you to play the same or different music in the bedrooms, bathroom and living space. Balfour Road is neatly nestled between Highbury Park and Highbury New Park, a quiet tree lined residential turning right in the heart of Highbury. The property is superbly positioned for access to the focal point of the community at Highbury Barn with shops including Godfreys Butchers, La Fromagerie, Da'Mario Italian Delicatessen and a fishmongers. The greenery and amenities of Highbury Fields can be found on the walk to Highbury & Islington Station (National Rail, Overground and Victoria Line) with further transport at Arsenal (Piccadilly Line), Drayton Park (National Rail to Moorgate) and Canonbury (Overground towards Canary Wharf). Further greenery and amenities can be found at the nearby Clissold Park.

Tenure: Leasehold 148 years 9 months

Service Charge: £557

Ground Rent: £25

Local Authority: Islington Council

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(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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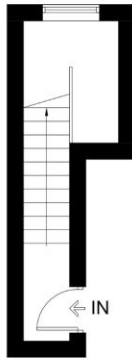
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BALFOUR ROAD, N5

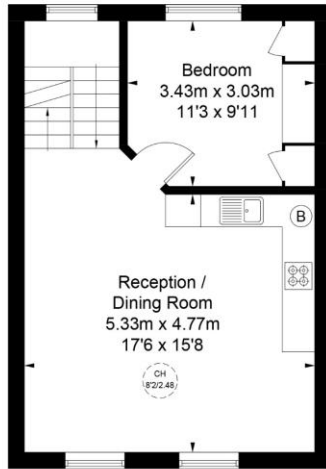


CH = Ceiling Height

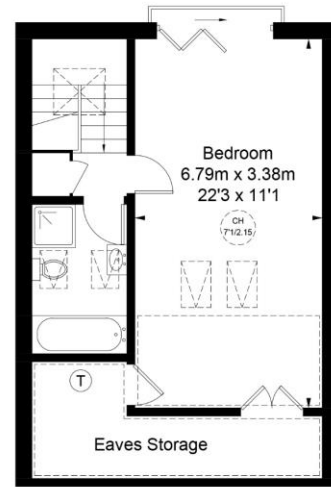
[Dashed line] = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA
 FIRST FLOOR = 78 SQ FT / 7.2 SQ M
 SECOND FLOOR = 457 SQ FT / 42.5 SQ M
 THIRD FLOOR = 310 SQ FT / 28.8 SQ M
 (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM / EAVES STORAGE = 159 SQ FT / 14.8 SQ M
 TOTAL = 1004 SQ FT / 93.3 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. (ID1080311)

