



Romilly Road

Finsbury Park, N4

Offers in excess of £1,750,000

A beautifully presented four double bedroom Victorian end of terrace family home with rare lateral space courtesy of the beautiful central staircase, ideally positioned on a peaceful street in between Highbury & Finsbury Park.

The house affords a wealth of lateral accommodation over three floors with an impressive and substantial wrap around garden to the front, side and rear, with the added benefits of a studio/ home office and off-street parking. Upon entering one is greeted by a charming entrance hall with a beautiful staircase running the height of the house and with steps down to the cellar.

To the left as you enter is the family kitchen benefitting from the elegant square bay. To the right is the main reception room with exposed wooden floors and also benefitting from a charming bay window overlooking the garden.



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- Stunning four double bedroom end of terrace house
- Rare space, with dual aspect throughout
- Central staircase upon entering on the raised ground floor
- Maximised lateral accommodation given the configuration
- Victorian
- Family kitchen
- Separate reception room
- Study
- Bathroom plus separate shower room
- Superb wrap around garden
- Off-street parking
- Separate Brick built home studio
- Only moments from sought after "Outstanding" Ambler School
- Well placed for access to ever evolving Blackstock Road
- Moments from Finsbury Park (Underground)



Accessed through the reception but also with its own private entrance is the study. On the first floor can be found the principal bedroom with a range of fitted wardrobes to one wall, a wonderful family bathroom complete with bath & separate walk-in shower. Also on this floor is another double bedroom. The top (2nd) floor is home to two good size double bedrooms, a mezzanine housing a shower room and access to the loft. It should be noted that there is also an outside WC and a fabulous brick built home office (currently being used as a music room/ studio). The property is conveniently located for access to the shops of Highbury Barn, including the renowned Godfreys Butchers, the fishmongers and the Fromagerie. Sought after independent coffee shops and restaurants can also be found locally that include, Finks Salt & Sweet, The Plimsoll & Farang, with the greenery of Highbury Park, the trains and Underground at Highbury & Islington station, Finsbury Park station, Arsenal Underground and Drayton Park station, all providing superb links across London.. Arsenal is the closest of the above mentioned stations, with trains on the Piccadilly Line through Kings Cross, the Theatre District, Covent Garden, Piccadilly and out to Heathrow. It is worth noting that the Highbury Stadium Square development, formerly home to Arsenal Football Club, houses an all singing, all dancing Fitness First gym, complete with swimming pool. The property falls within the catchment area for both Gillespie Primary school and St Johns Highbury Vale C of E Primary school, both of which are close by, along with the outstanding Ambler school. The locally famed hidden gem of Gillespie Park is also easily accessible, offering a local nature reserve in inner city London.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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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ROMILY ROAD, N4



APPROXIMATE GROSS INTERNAL AREA
 CELLAR = 39 SQ FT / 3.6 SQ M
 (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 603 SQ FT / 56.0 SQ M
 FIRST FLOOR = 547 SQ FT / 50.8 SQ M
 SECOND FLOOR = 430 SQ FT / 40.0 SQ M.
 MEZZANINE = 33 SQ FT / 3.1 SQ M
 LOFT = 35 SQ FT / 3.3 SQ M
 (EXCLUDING REDUCED HEADROOM)
 STUDIO = 115 SQ FT / 10.7 SQ M
 REDUCED HEADROOM = 164 SQ FT / 15.2 SQ M
 TOTAL = 1966 SQ FT / 182.7 SQ M

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