



Battledean Road

Highbury Fields, N5

Guide Price £1,850,000

A design led three double bedroom maisonette, converted over the top three floors of an attractive Victorian building and featuring a large roof terrace with unobstructed views, set on a premier road next to Highbury Fields.



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Highbury Fields, N5

- Three bedrooms
- Two bathrooms
- Immaculately presented
- Herringbone flooring
- Ornate period details throughout
- Devol kitchen with island
- Utility room
- Large roof terrace with un obstructed views
- Moments from Highbury Fields



A design led three double bedroom maisonette, converted over the top three floors of an attractive Victorian building and featuring a large roof terrace with unobstructed views, set on a premier road next to Highbury Fields. Accommodation is light filled and comprises; a ground floor entrance, opening to the internal stairwell which leads to a utility room housed at the rear of the first floor, with a guest W.C next to it. The elegant reception and dining space is set at the front of the first floor, sun soaked courtesy of the high ceilings and large windows, retaining ornate features which include original coving, ceiling rose and fireplace. The space is ideal for entertaining with the deVOL kitchen set behind. There are two double bedrooms on the second floor, with the principal at the front of this level complete with bespoke carpentry making ideal storage. The family bathroom suite is at the rear of the second floor, complete with dual sinks, standalone bath tub and separate shower cubicle. The stairwell leads to the third floor which provides access from the half landing to the large West facing roof terrace which enjoys unobstructed views, with an additional double bedroom and shower room on the top floor. An exceptional apartment with space rarely found in the area that must be viewed to be appreciated. Battledean Road is superbly placed for almost immediate access to the greenery of Highbury Fields whilst Highbury Corner and the transportation hub of Highbury and Islington (Victoria Line and North London Line) is also within close walking distance.

Tenure: Share of Freehold

Service Charge: £0 £2,596 Buildings insurance contribution

Ground Rent: £0 NA

Local Authority: Islington Council

Council Tax Band: E

Chestertons Islington Sales

327-329 Upper Street

Islington

London

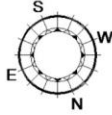
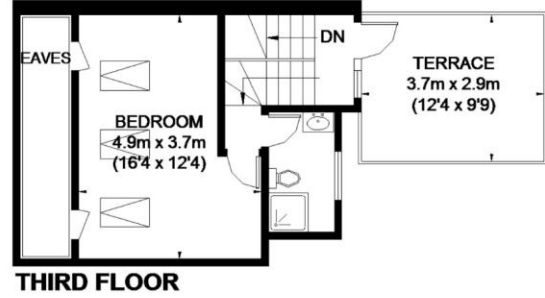
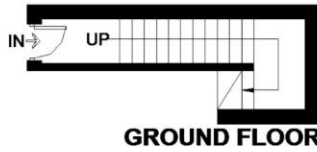
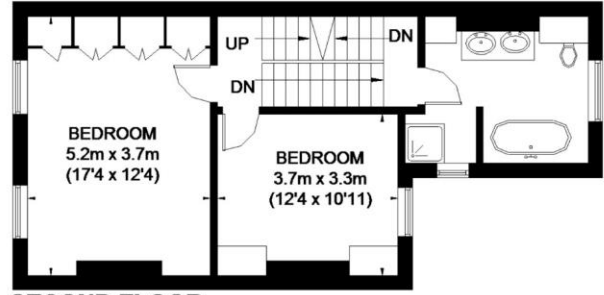
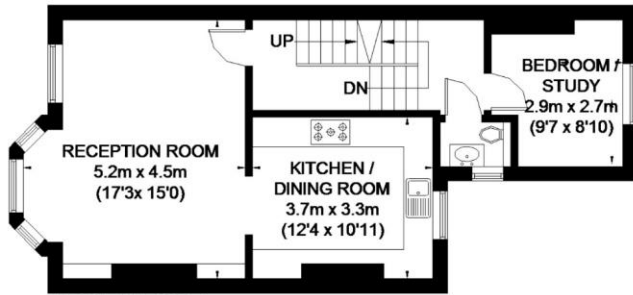
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BATTLEDEAN ROAD



= REDUCED HEADROOM BELOW 1.5M / 5'0"

**APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)**
 GROUND FLOOR = 67 SQ. FT. (6.2 SQ. M.)
 FIRST FLOOR = 577 SQ. FT. (53.6 SQ. M.)
 SECOND FLOOR = 551 SQ. FT. (51.2 SQ. M.)
 THIRD FLOOR = 282 SQ. FT. (26.2 SQ. M.)
REDUCED HEADROOM
 56 SQ. FT. (5.2 SQ. M.)
TOTAL = 1533 SQ. FT. (142.4 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID155374)

