



Highbury Hill

Highbury, N5

Guide Price £2,000,000

An exceptional, architecturally designed (courtesy of the renowned & award winning Islington architects, Scenario) Victorian Freehold, set on one of Highbury's most prestigious streets.



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- Design led family home
- Designed by award winning practise Scenario architects
- Tropical garden
- Buster & Punch fittings throughout
- Wood flooring by Istorica & Jordan Andrew's throughout
- High spec bathrooms with stone tiling by Mandarin Stone
- Period details throughout
- Turn key home



The accommodation has been totally remodelled, with a full bare brick restoration by the current owners, having renovated the house top to bottom with a high end design aesthetic, seamlessly blending modern design with original period style. The elegant façade with striking blue door leads to the reception space at the front of the ground floor, light filled courtesy of the large bay window. The space enjoys a marble fireplace, coving and ceiling rose, and leads to an additional reception space behind, in turn leading to the breath-taking kitchen, perfect for entertaining, featuring a large island with stone worktop, with the space completely sun soaked courtesy of the large skylight and beautiful slim line sliding doors (courtesy of renowned installer, Maxlight). The elegant slimline glazed doors perfectly frame the tropical, courtyard style garden, which is low maintenance and social, perfectly linking into the kitchen as “one room”. It should be noted that there is a helpful utility space and W.C on this level too as well as access to the cellar which offers superb storage. The first floor houses two double bedrooms, the large set at the front, and complete with ornate fireplace and bespoke carpentry which offers ample storage. The design led family bathroom is set in between, and features contemporary stone tiling. The top floor features an additional double bedroom, with excellent eaves storage. There is a shower room, also with elegant tiling with a study situated on the half landing. A stunning and highly architectural turnkey home that is ready to move in to. 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: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(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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Approx Gross Internal Area 1664 Sq Ft - 154.56 Sq M
 For Illustration Purposes Only - Not To Scale