



# Fountain Mews

Kelross Road, N5

Asking Price £1,150,000

A modern four bedroom townhouse set within this secluded private mews in the heart of Highbury, only moments from the shops of Highbury Barn and the greenery of Highbury Fields.



# Fountain Mews

Kelross Road, N5

- Modern 4 bedroom townhouse
- Principal bedroom with en-suite shower room
- Reception/ family room opening to the private patio garden
- Separate kitchen
- Superb access to Highbury Barn, Highbury Fields & Highbury & Islington station



A modern 4 bedroom townhouse set within this secluded private mews in the heart of Highbury. Accommodation is arranged over 3 floors with a private patio garden to the rear. Accommodation comprises 16ft X 15ft reception/ family room with 2 sets of patio doors opening to the garden. To the front is a separate kitchen along with a guest WC. The 1st floor is home to the principal bedroom, part of which is dual height with the added benefit of 2 Velux windows bathing the room in natural light and is complete with en-suite shower room and built-in wardrobes. To the front is another well-proportioned double bedroom along with the main family bathroom. On the top (2nd) floor can be found another good size double bedroom along with the final bedroom which is currently being used as a study. Fountain Mews is charming private mews accessed off Kelross Road, which itself is a delightful tree lined residential turning offering superb 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, along with being well located for access to the City & West End. The greenery and amenities of Highbury Fields can be found on the short walk to Highbury & Islington Station (National Rail, Overground and Victoria Line) with further transport at Arsenal (Piccadilly Line), Drayton Park (National Rail to Moorgate), Canonbury (Overground towards Canary Wharf) and buses to the city of London. Nearby are the shops, bars and restaurants of Islington's Upper Street.

**Tenure:** Freehold

**Local Authority:** Islington Council

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Chestertons Islington Sales**

327-329 Upper Street

Islington

London

N1 2XQ

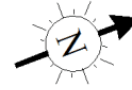
islington@chestertons.co.uk

020 7359 9777

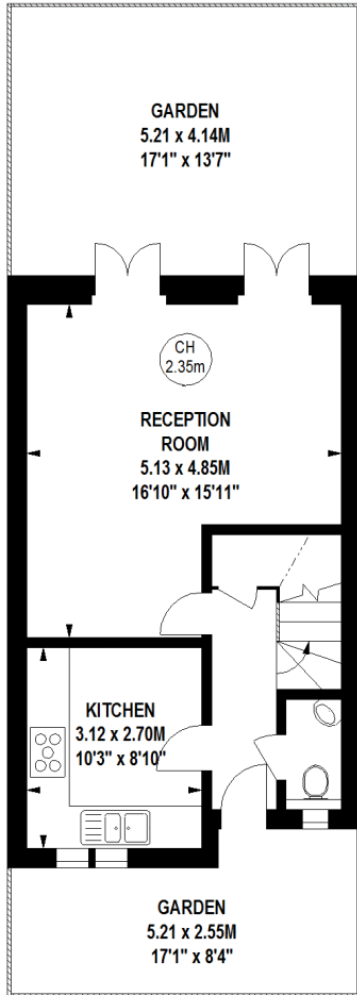
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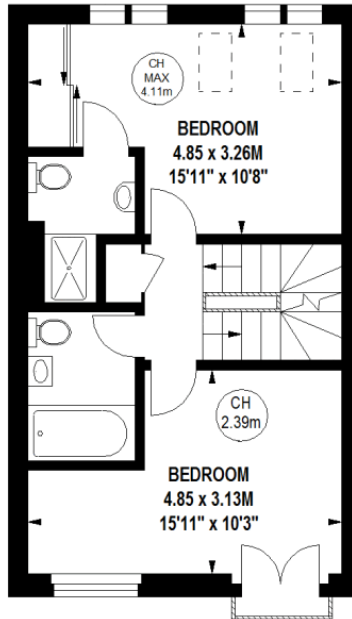
Approximate gross internal area  
**105.63 sq m / 1137 sq ft**  
 (Including Eaves Storage)  
**Eaves Storage**  
 3.25 sq m / 35 sq ft



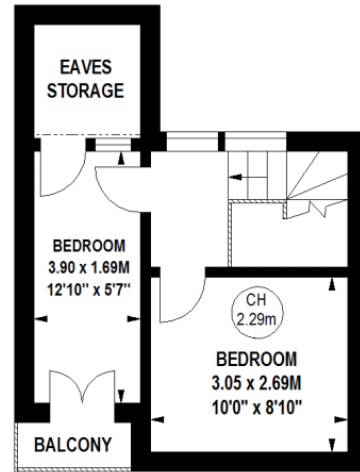
Key :  
 CH - Ceiling Height



428 sq ft  
**Ground Floor**



446 sq ft  
**First Floor**



228 sq ft  
**Second Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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