



Horsell Road

Highbury, N5

Asking Price £2,000,000

A meticulously designed 'new build' 4 double bed roomed house set behind a beautiful Edwardian facade, finished with a painstaking eye for detail, with high quality finishes throughout, the Architect has created a home of immense character and contemporary comfort. Adjacent to both the St. Mary Madelaine and Highbury Fields Conservation areas and completing an existing Edwardian Terrace of the highest quality with faience work and cast iron detailing to the balustrades.

CHESTERTONS



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- Architect designed 4 double bedroom house
- Meticulously finished
- Principal bedroom suite with en-suite shower room and own private roof terrace
- Second double bedroom also with en-suite shower room
- 25ft X 14ft reception room opening to the private patio garden
- Guest WC
- Superb access to Highbury Fields and Highbury & Islington station



The lower ground floor is home to the undoubted heart of the house a wonderful & volumous 25ft reception/ dining/ family room with bi-folding patio doors opening to the private rear garden. Housed beautifully underneath the stairs is a quest WC and store. To the front is the well appointed and meticulously designed kitchen with a door providing access to the patio with steps up to the street. On the raised ground floor can be found a second reception room incorporating the beautiful bay window with the impressive principal bedroom suite to the rear complete with en-suite shower room, dressing area and its own private roof terrace. There are 2 further double bedrooms on the 1st floor serviced by a charming main bathroom complete with exposed brick wall, bath and separate walk-in shower. The top floor is home to a further wonderful and hugely impressive bedroom suite with vaulted ceiling, windows to both the front & the rear bathing the room in natural light. It also benefits from its own en-suite shower room. It's fair to say that the house has been beautifully crafted by the current owners with wonderful thought & consideration to the practicalities of living in it as a home whilst incorporating clever & intuitive design features. Horsell Road is supremely well placed for the greenery and amenities of Highbury Fields (gym, tennis courts, etc), the shops of Upper Street including Belle Epoque, numerous bakeries, Monte's Delicatessen, Ottolenghi and an array of restaurants with food offerings from around the world. Transport can be found locally at Highbury & Islington station (National Rail & Victoria Line), along with Holloway Road Underground (Piccadilly Line) Drayton Park Station (London Overground), with a number of local bus routes. The local delights of Le Peche Mignon delicatessen can be found just around the corner on Ronalds Road, with the established Trullo & Prawn On The Lawn restaurants, by Highbury Corner, offer superb local dining.

Tenure:Freehold

Local Authority: Islington Council

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		81
C (69-80)		
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
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

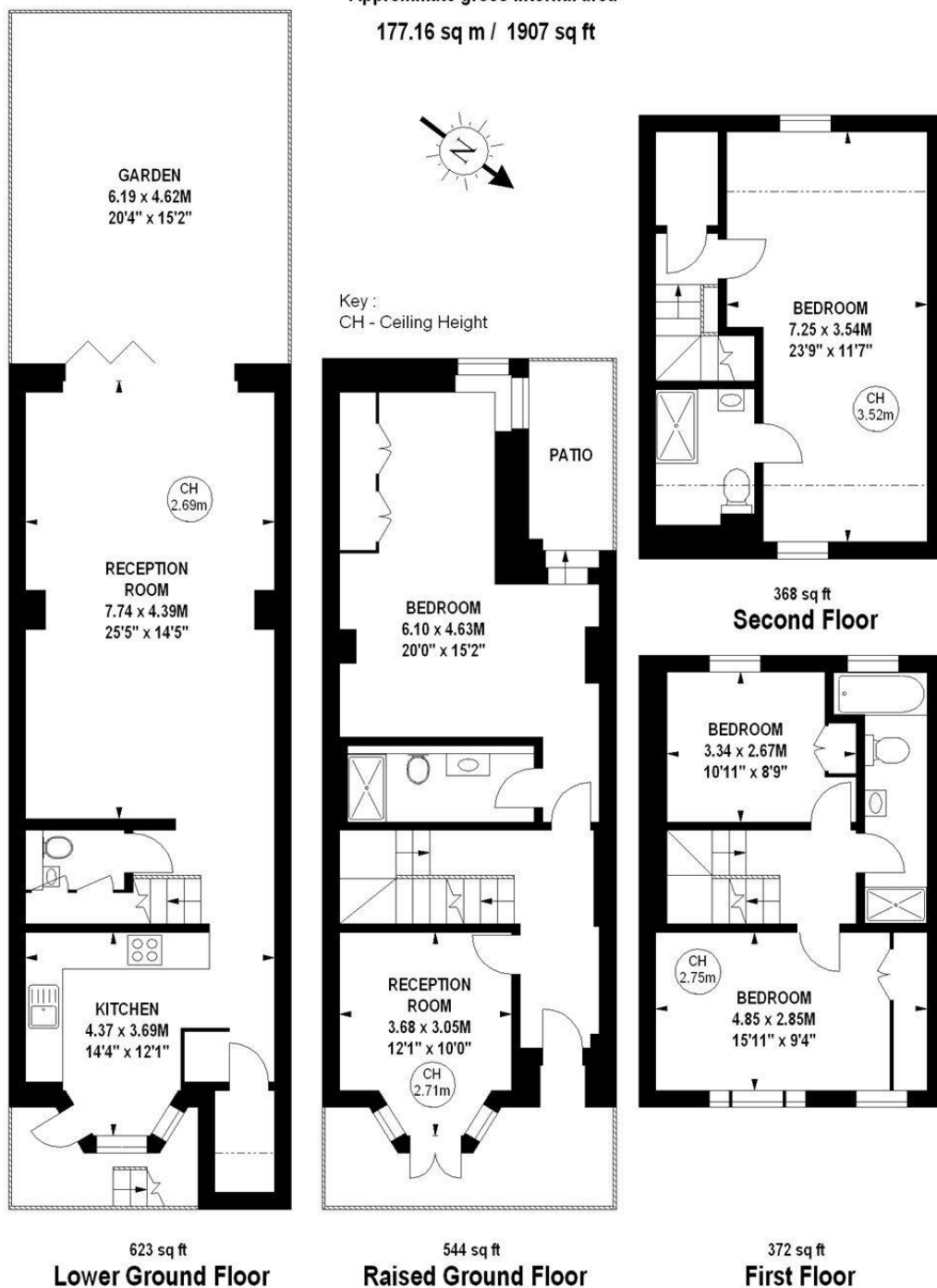
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Approximate gross internal area

177.16 sq m / 1907 sq ft



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. Copyright of FeaturePRO.