



# Kelross Road

Highbury, N5

Asking Price £3,500,000

This impeccably refurbished 4-bedroom, 3-bathroom Victorian terraced house on Kelross Road, has been meticulously restored to an extraordinary standard, blending classic period charm with contemporary elegance. The property offers exceptional living space over three floors, combining spacious, light-filled interiors with carefully preserved period features and thoughtful modern enhancements.

Kelross Road is ideally located in the heart of Highbury, a vibrant and sought-after area within close proximity to a wide range of amenities. The property is a short walk from the numerous cafés, boutiques, and restaurants on nearby Highbury Barn and Highbury Crescent, providing excellent dining and shopping options. The area is also home to several green spaces, including Highbury Fields, offering residents access to lush outdoor areas for leisure and recreation.

For those commuting or traveling around London, the property benefits from excellent transport links. Highbury & Islington Station (Victoria Line, Overground) is within close proximity, providing easy access to Central London, the West End, and beyond. The area is also well-served by several bus routes, offering convenient connections to surrounding neighbourhoods.

**CHESTERTONS**





# Kelross Road

## Highbury, N5

- Meticulously refurbished
- Four bedrooms
- Three bathrooms
- South facing garden
- Phenomenal entertaining space with double ceiling height
- Victorian freehold house





Upon entering the property via the raised ground floor, you are greeted by an impressive entrance hallway that leads up to a striking staircase. The rest of the raised ground floor has been expertly removed to create a void, allowing for a stunning double ceiling height over the entertaining floor, amplifying the sense of space and light throughout. The lower ground floor is a masterpiece of open-plan design with a remarkable flow from front to rear. The front reception room is a true highlight, featuring period detailing and soaring 14' ceilings. The adjoining dining room, situated centrally, provides an ideal space for entertaining, while the rear kitchen, located in the bespoke extension, boasts an 11' ceiling height. The kitchen is a chef's dream, featuring skylights in the side-return that flood the space with natural light, and an island that serves as both a functional workspace and a focal point for gatherings. Bi-folding doors open seamlessly onto a beautifully landscaped south-facing garden, bringing the outdoors in. Additional conveniences on this floor include a utility room and a guest W.C. The first floor offers an exceptional principal bedroom with close to 10' ceiling height and integrated built-in wardrobes, providing ample storage space. The large en-suite bathroom is a luxurious retreat, complete with twin sinks, a freestanding bath, and a walk-in shower. A further bedroom, also with its own en-suite bathroom, occupies the rear of the first floor, offering comfort and privacy. The second floor houses two further double bedrooms, along with a stylish shower room. The house offers an abundance of built-in storage throughout, making it both practical and beautiful. With its exceptional layout, thoughtful design, and sophisticated finishes, this property presents an incredible opportunity for modern family living in one of London's most desirable locations.

**Tenure:**Freehold

**Local Authority:** Islington

**Council Tax Band:** G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
	63	82
England, Scotland & Wales EU Directive 2002/91/EC		

**Chestertons Islington Sales**

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# KELROSS ROAD, N5

APPROXIMATE GROSS INTERNAL AREA

LOWER GROUND FLOOR = 918 SQ FT / 85.3 SQ M

(INCLUDING STORAGE / REDUCED HEADROOM)

RAISED GROUND FLOOR = 93 SQ FT / 8.6 SQ M (EXCLUDING ATRIUM VOID)

FIRST FLOOR = 694 SQ FT / 64.5 SQ M

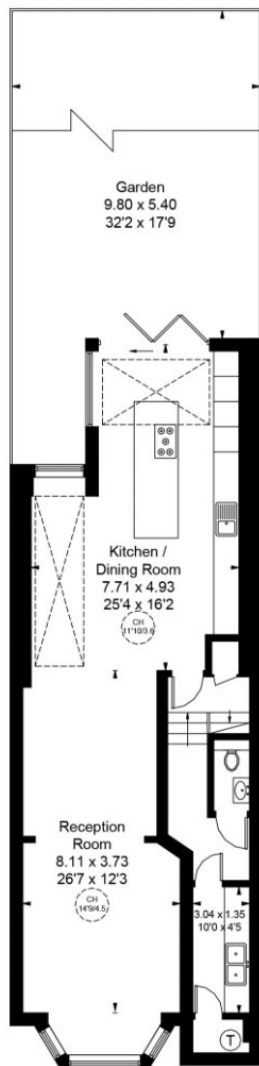
SECOND FLOOR = 677 SQ FT / 62.9 SQ M

EAVES STORAGE = 66 SQ FT / 6.1 SQ M (INCLUDING REDUCED HEADROOM)

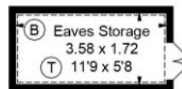
TOTAL = 2448 SQ FT / 227.4 SQ M



= Reduced headroom below 1.5m / 5'0"  
 = Ceiling Height



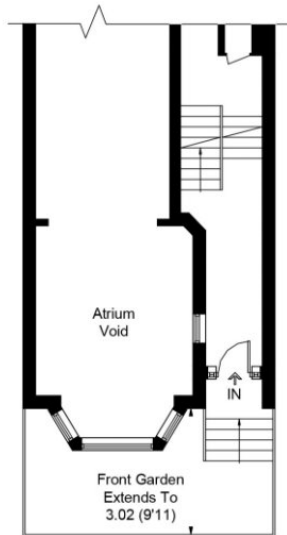
LOWER GROUND FLOOR



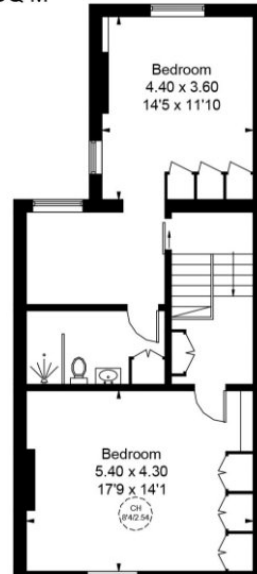
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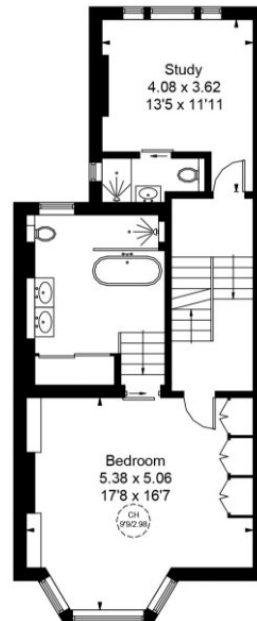
(Not Shown In Actual Location)



RAISED GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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. (ID1149420)

