



# Kelvin Road

Highbury, N5

Asking Price £2,000,000

Nestled just moments from the vibrant Highbury Barn, this beautifully presented five-bedroom, three-bathroom Victorian Freehold residence on sought-after Kelvin Road offers spacious and flexible living across four thoughtfully arranged floors.



# Kelvin Road

## Highbury, N5

- Substantial family home
- 5 bedrooms
- 3 bathrooms
- Garden
- Roof terrace
- Highbury Barn



Upon entering at the raised ground floor, you're welcomed by a grand, open-plan reception and dining room, ideal for entertaining or relaxing with family. This space seamlessly flows into a well-appointed separate kitchen, which offers direct access to the landscaped garden. The first floor boasts a generous double bedroom with bespoke built-in storage, a further double bedroom with en-suite shower room, a utility room, and a luxurious four-piece family bathroom located on the half landing. Upstairs, the second floor hosts the elegant principal bedroom complete with a stylish Jack-and-Jill shower room and a Juliette balcony with vast green views. A fourth bedroom or study on this floor leads out onto a decked private terrace. The lower ground floor is currently arranged as a self-contained one-bedroom apartment, featuring a spacious bedroom, sitting room, fully equipped kitchen, and a modern shower room. With direct access to the patio garden, this area provides perfect accommodation for guests, a nanny suite, or potential rental income, while retaining the option to be effortlessly re-integrated into the main house. N.B. this is one title and the lower ground was unofficially split. Kelvin Road is perfectly positioned for enjoying the best of Highbury. Highbury Barn offers a delightful village feel, home to an array of independent shops, cafés, and gourmet delis including Godfrey's Butchers, La Fromagerie, and Da Mario's Deli. Within close proximity, the green open spaces of Highbury Fields provide an oasis for relaxation, sport, and recreation. For commuters, transport links are exceptional. Highbury & Islington Station (Victoria Line, Overground, and National Rail), offering fast and frequent connections into the City, West End, and beyond. Numerous bus routes also serve the area, with easy access to Upper Street, the City, and Central London. This elegant home offers the perfect blend of period charm, modern comfort, and urban convenience — an exceptional opportunity for families seeking a substantial home in one of North London's most desirable locations.

**Tenure:** Freehold

**Local Authority:** Islington Council

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		83 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

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## KELVIN ROAD, N5

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
LOWER GROUND FLOOR = 661 SQ FT / 61.4 SQ M  
GROUND FLOOR = 617 SQ FT / 57.3 SQ M  
FIRST FLOOR = 600 SQ FT / 55.7 SQ M  
SECOND FLOOR = 384 SQ FT / 35.7 SQ M  
REDUCED HEADROOM = 102 SQ FT / 9.5 SQ M  
TOTAL = 2364 SQ FT / 219.6 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. (ID1205950)