



Highbury Quadrant

Highbury, N5

Guide Price £2,000,000

A substantial five bedroom Victorian freehold house, complete with a roof terrace, balcony and circa 86ft private garden, well located for access to Highbury Barn & Clissold Park.

CHESTERTONS



Highbury Quadrant

Highbury, N5

- Freehold Victorian house
- Five bedrooms
- Three bathrooms
- 86' north-west facing garden
- Terrace & balcony



Accommodation is generously proportioned comprising; a grand private entrance on the raised ground floor, which leads to the light filled dual reception space, courtesy of the dual aspect. There are two double bedrooms on the first floor, with the third bedroom positioned behind, with a shower room set next to it. There is a large double bedroom housed on the top floor along with an additional bathroom suite, thoughtfully converted by the current owners, with access to the large roof terrace from the upper half landing. The lower ground floor contains a large sitting room along with dining and a separate kitchen which both lead onto the 86' rear private garden. Highbury Quadrant is supremely well placed for the greenery and amenities of Highbury Fields, Clissold Park and the shops of Highbury Barn including the renowned Godfreys butchers, Bournes fishmongers and Da Marios delicatessen. Transport can be found locally at Arsenal (Piccadilly line), Highbury & Islington (National Rail and Victoria line) as well as Canonbury (London Overground), with a number of bus routes running along Highbury Park.

Tenure: Freehold

Local Authority: Islington

Council Tax Band: G

Chestertons Islington Sales

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Islington

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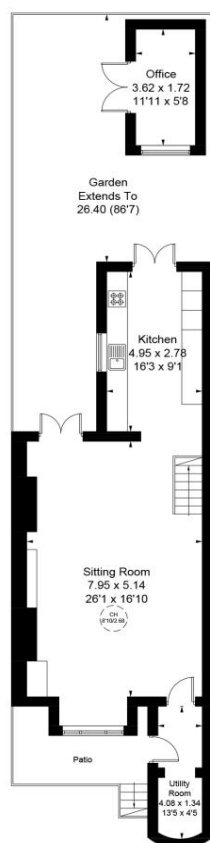
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HIGHBURY QUADRANT, N5

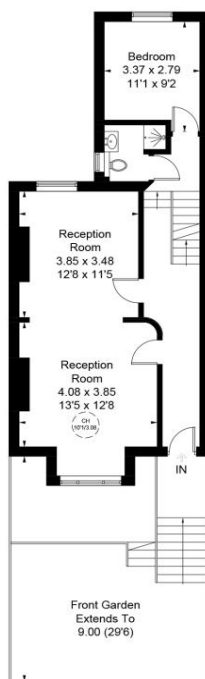
APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 681 SQ FT / 63.3 SQ M
 RAISED GROUND FLOOR = 629 SQ FT / 58.5 SQ M
 FIRST FLOOR = 627 SQ FT / 58.2 SQ M
 SECOND FLOOR = 311 SQ FT / 28.9 SQ M
 (EXCLUDING REDUCED HEADROOM / EAVES)
 REDUCED HEADROOM / EAVES = 162 SQ FT / 15.1 SQ M
 OFFICE = 70 SQ FT / 6.5 SQ M
 TOTAL = 2480 SQ FT / 230.5 SQ M



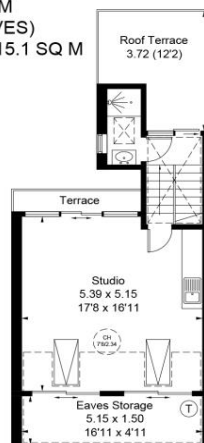
□ = Reduced headroom below 1.5m / 5'0"



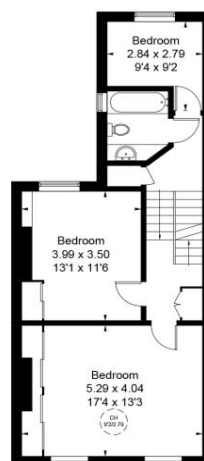
LOWER GROUND FLOOR



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. (ID1157380)

