



Highbury Grange

Highbury, N5

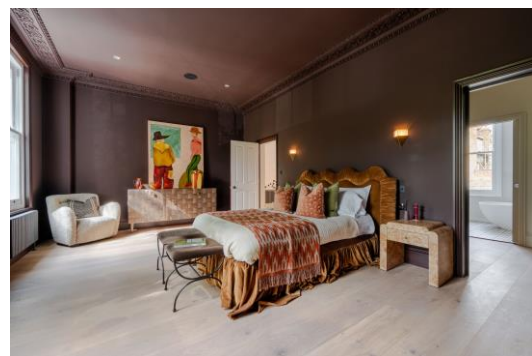
Asking Price £4,750,000

An exemplary & unique house which has undergone a whole new design and re-sculpturing by the present owners. This is a very special, one-off house taking the quality of design & finish to a whole new level. A new house within a Victorian facade.

Set behind a 24-foot landscaped front garden on a desirable residential street in Highbury, this remarkable five-bedroom, four-bathroom Victorian house has undergone an extensive and thoughtful transformation, combining the grandeur of period architecture with the sophistication of contemporary design and technology. Spanning approximately 3,300 square feet across five floors, the property boasts beautifully proportioned living spaces, including a formal reception room of exceptional scale (27' x 13') with over 3-metre ceiling heights.

Highbury Grange offers 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.

CHESTERTONS



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- Completely re-mastered Victorian Freehold
- Underfloor heating throughout the lower ground floor and all bathrooms
- Hardwired ceiling speakers and Rako intelligent lighting
- Heatmiser smart heating system
- Control 4 building management system – integrates lighting, heating, security, and Tesla PowerWall, all controllable remotely via smartphone
- External CCTV (front and rear), Category 2 intruder alarm, and Grade 1 fire alarm with integrated sprinkler and AOV
- Vaillant ASHP (air source heat pump) – ultra-low noise model
- Photovoltaic (PV) solar system and Tesla PowerWall battery storage
- Zen-integrated Wi-Fi throughout
- 24' front garden offering privacy and kerb appeal
- Landscaped 40' x 20' rear garden with two seating areas
- Two private terraces on upper levels, offering additional outdoor space



Accessed via striking Crittall doors from the impressive entrance hallway, this room retains key original features such as restored fireplaces and bespoke cornicing, all complemented by a dramatic double-height void offering nearly 6-metre ceilings and panoramic views across the rear garden and surrounding greenery. On the lower ground floor, the heart of the home is the bespoke Roundhouse kitchen, featuring premium appliances by Gaggenau and Miele, a Bora hob, and Quooker hot/cold tap. Adjacent are a fully equipped utility/back kitchen, plant room, separate playroom, and a spacious informal family room that flows seamlessly into the beautifully landscaped 40' x 20' rear garden – complete with two distinct seating areas, outdoor power, and water connections. Accommodation is arranged over three upper floors. The first floor is dedicated to the luxurious principal suite – a 20' x 13' bedroom with an adjoining dressing room and elegant en-suite bathroom. A separate study opens onto a private terrace overlooking the garden. The second floor comprises two generous double bedrooms, a stylish family bathroom, and access to a further 8' x 8' terrace. The top floor offers two additional double bedrooms, each with its own en-suite shower room. This home represents a rare opportunity to own a truly turnkey property that marries classic Victorian elegance with the pinnacle of modern design, comfort, and technology.

Tenure:Freehold

Local Authority: Islington

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	64 E	
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

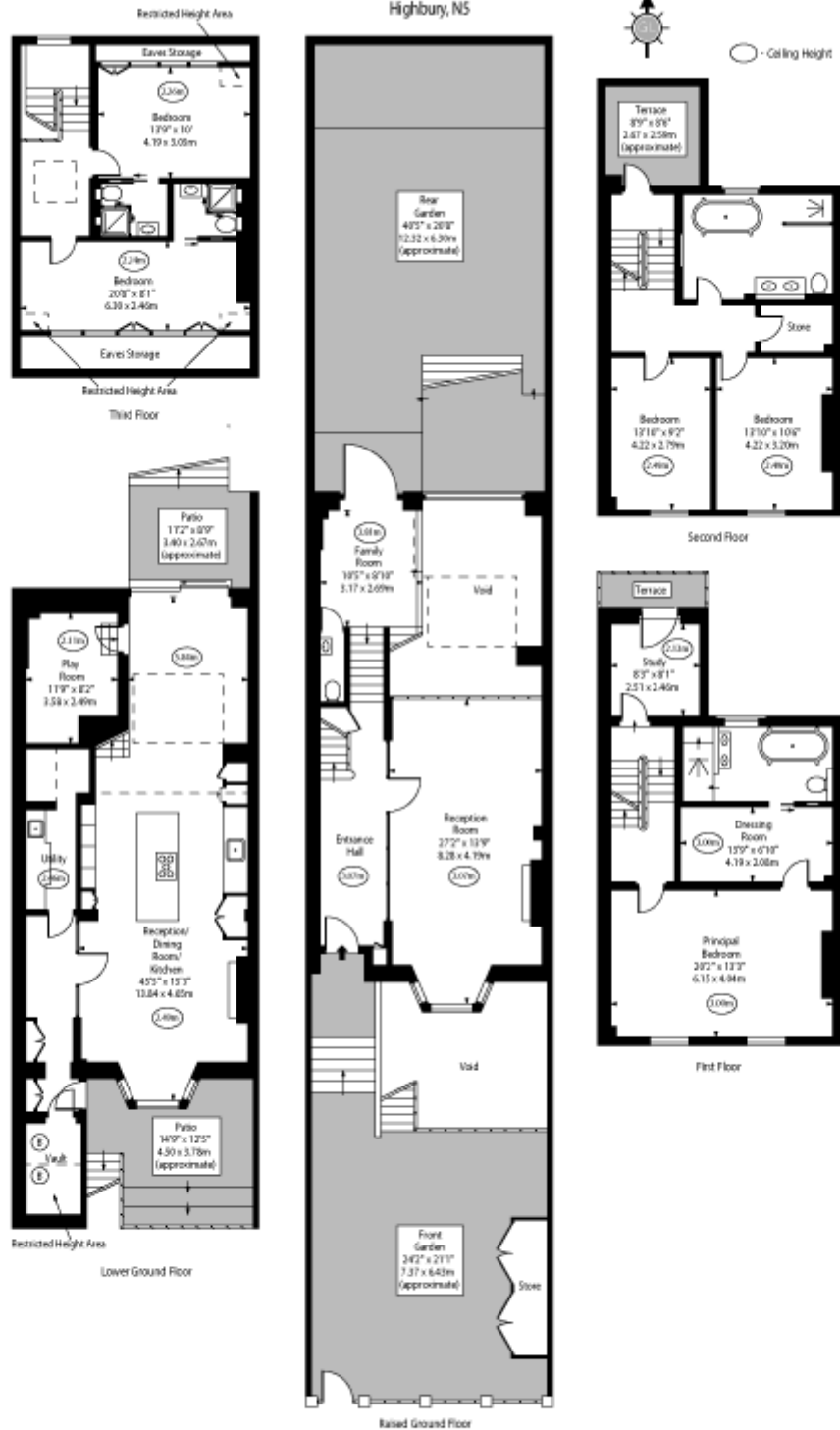
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Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS, Not To Scale.
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Ref. No. 0292258