



Whistler Street

Highbury Fields, N5

Offers in excess of £1,250,000

An attractive, Victorian former workers cottage, set on a peaceful and sought after street, moments from the greenery of Highbury Fields.



Whistler Street

Highbury Fields, N5

- Four bedrooms
- Two bathrooms
- Rarely found "L" shaped dormer
- Ornate features throughout
- Sought after street
- Moments from Highbury Fields
- Access to "Olden Gardens" to 2 acres of private gardens open to residents



An attractive, Victorian former workers cottage, set on a peaceful and sought after street, moments from the greenery of Highbury Fields. Accommodation is well presented and comprises; a reception space at the front of the ground floor, bathed in light courtesy of the large sash window, with the dining space set behind. The kitchen is a separate space, but semi open plan with the dining area, making it ideal for entertaining. It should be noted there is access to the secluded rear garden from the dining room. The principal bedroom is housed at the front of the first floor, complete with ornate original fireplace and excellent storage. An additional double bedroom is set behind with the family bathroom suite accessed via the half landing at the rear of the first floor. The top floor has been thoughtfully created by the current owners, and is one of the few on the street with the "L" shaped dormer, which features a bedroom at the rear and larger double bedroom with en-suite at the front, offering an efficient layout. Situated in the Whistler Street conservation area, with access to the 2-acre community gardens, Olden Garden - This beautiful house offers superb access to the community focal point of the shops at Highbury Barn which includes Godfreys Butchers, La Fromagerie, Da'Mario Italian Delicatessen and Bourne's fishmongers, along with the greenery and amenities of Highbury Fields (gym, tennis courts, etc). Transport can be found locally at Highbury & Islington station (Overground, National Rail & Victoria Line), Drayton Park station, along with Arsenal Underground (Piccadilly Line), Canonbury Station (London Overground), with a number of bus routes running along Highbury Grove. The delights of Western's Laundry, Farana & Zia Lucia are found on the doorstep all of which offer superb local dining.

Tenure: Freehold

Local Authority Islington Council

Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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WHISTLER STREET, N5



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 361 SQ FT / 33.5 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 370 SQ FT / 34.4 SQ M
 SECOND FLOOR = 298 SQ FT / 27.7 SQ M
 REDUCED HEADROOM = 6 SQ FT / 0.6 SQ M
 TOTAL = 1035 SQ FT / 96.2 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. (ID1104350)

