



Aberdeen Road

Highbury, N5

£3,250,000 Asking Price

A beautifully presented and extremely elegant 5 double bedroom, triple bay fronted, Victorian red brick end of terrace family home, benefitting from a garage and situated within the Sotheby Road conservation area, only moments away from Highbury Barn

CHESTERTONS



Aberdeen Road

London, N5

- Fabulous end of terrace family home
- 5 double bedrooms
- 3 bathrooms
- Private garage
- Immaculately presented
- Ornate period features throughout
- Situated on a sought after street moments from Highbury Barn



A beautifully presented and extremely elegant 5 double bedroom, triple bay fronted, Victorian red brick end of terrace family home, benefitting from a garage and situated within the Sotheby Road conservation area, only moments from the shops of Highbury Barn and greenery of Clissold Park. Accommodation is both well balanced and immaculately presented, whilst retaining a wealth of ornate original features, including fabulous corning, original fireplace(s), Victorian tiles and stained glass, comprising; a vast double reception space positioned on the raised ground floor, providing direct access via all 3 beautiful original doors to a private terrace, leading to the manicured rear garden, offering direct access to the private garage, complete with electric car charging point, with vehicular access from Sotheby Road. The lower level houses the spacious kitchen/family room, separate dining space, W.C and a utility room, whilst also providing further access to the garden. The master bedroom, further double bedroom and bathroom suite are located on the first floor, with 2 generous double bedrooms and a further bathroom suite on the second floor, leading to another bedroom cleverly located on the top floor offering plenty of storage space, which could easily be used as a playroom. This is a special house which must be viewed to be truly appreciated, and is positioned on a sought after residential street. Aberdeen Road sits right in the very heart of Highbury, 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Approx Gross Internal Area **2990 Sq Ft - 277.77 Sq M**
 Approx. Floor Area Including Restricted Heights **3247 Sq Ft - 301.65 Sq M**
 (Excluding Garage)
 Garage Area **140 Sq Ft - 13.00 Sq M**
 For Illustration Purposes Only - Not To Scale
 www.goldlens.co.uk
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