



Gillespie Road, N5 1LN , London  
£1,100,000

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ANDREW**

your  
most  
valuable  
asset



# Gillespie Road, N5 1LN , London

London, London

A spacious and stylish three-bedroom maisonette, thoughtfully arranged over three levels within a charming period conversion. Boasting an abundance of natural light and offering an impressive 1469sqft / 136.5 sqm of refined living space, this home combines contemporary elegance with timeless architectural charm. Finished to contemporary high standard, the property features a private entrance and has been beautifully decorated throughout. At its heart, a bright and expansive open-plan reception area seamlessly integrates with a sleek, modern kitchen, perfect for entertaining or relaxing in style. The accommodation includes three generously sized bedrooms, two of which benefit from ensuite bathrooms, along with a third very spacious designed bathroom. With its blend of modern sophistication and period character, this maisonette is a rare find in a sought-after green location. Located on a quiet road, within the catchment area of Gillespie and St John's Highbury Vale Primary schools, minutes' walk to shops, restaurants & cafes and the pleasant green spaces of Highbury Fields, Clissold Park and Finsbury Park. With very good transport links served by Zone 2 Victoria/Piccadilly lines, Overground, National Rail & regular local bus routes.

Tenure: Leasehold 147 Years Remaining

EPC Energy Efficiency Rating: D

- Generous 1469 sq ft / 136.5 sqm of living space
- Spacious three-bedrooms
- Bright open-plan reception and dining area
- Arranged on three levels
- Excellent transport links
- Beautifully decorated throughout
- Located on a quiet, sought-after residential street
- Walking distance to local shops, restaurants, and cafes



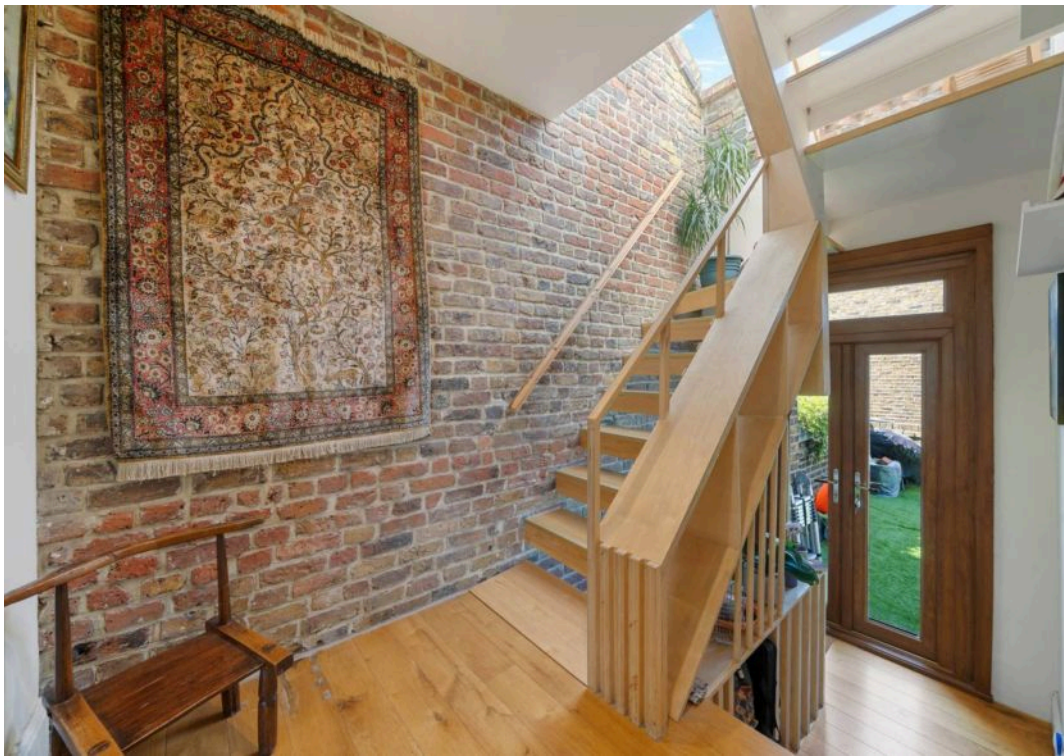

















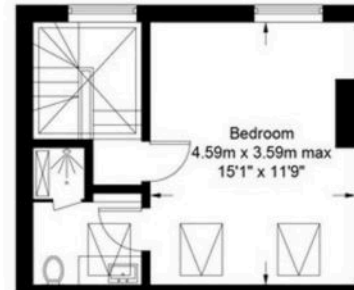
## Gillespie Road, N5

Approximate Gross Internal Area = 1467 sq ft / 136.3 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 2 sq ft / 0.2 sq m  
Total = 1469 sq ft / 136.5 sq m

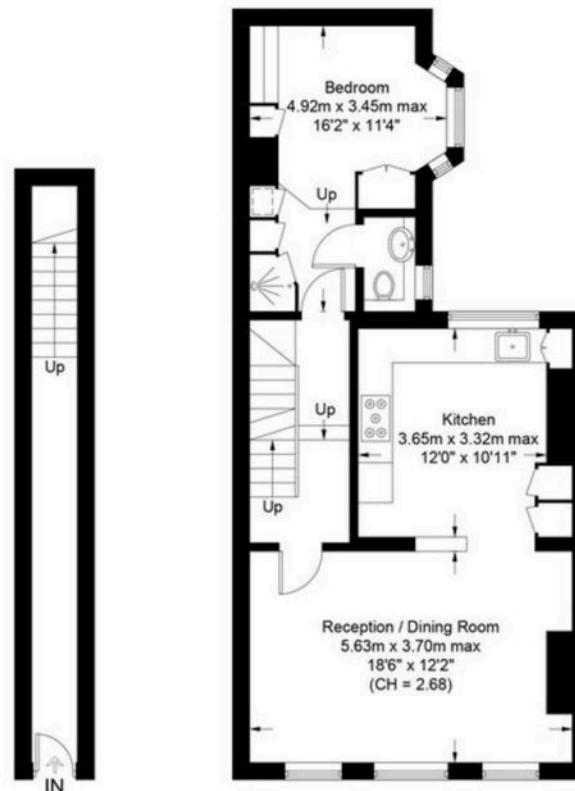
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 = Reduced headroom below 1.5m / 5'0

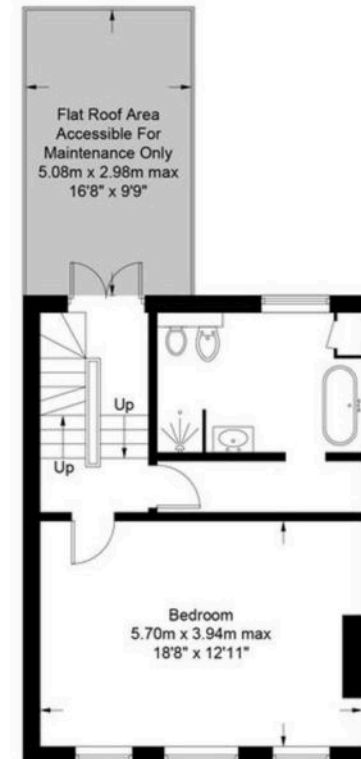


Third Floor



Ground Floor

First Floor



Second Floor

### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

### Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

### Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

### Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222

scan to book  
a viewing



**Certified  
Property  
Measurer**

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. (ID1203839)



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

