



Robinswood Mews, Highbury Fields, London N5



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A contemporary and immaculately presented detached family home offering around 1,600 sq ft of beautifully presented accommodation, a garden and private parking in Robinswood Mews, a quiet private Mews accessed via Highbury Crescent and only moments from the greenery of Highbury Fields.



Guide price: £1,895,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: G





Arranged over three floors with a modern, contemporary feel throughout, the property features impressive living space, including a bright, open-plan kitchen/dining room on the ground floor with doors leading to the garden. There is also an open-plan kitchen with fitted appliances and a guest cloakroom/laundry room on this floor.

On the first floor, there is a further, spacious reception room, along with a lovely home office flooded with natural light due to its dual-aspect window overlooking the peaceful mews. The luxurious principal bedroom suite, also on the first floor, includes an en suite bathroom with a walk-in shower, built-in wardrobes and a private balcony overlooking the garden.

There are three further double bedrooms and a family bathroom on the second floor.

There is also off street parking for one car on the private driveway next to the house.



Location

Robinswood Mews is supremely well placed for the greenery and amenities of Highbury Fields (gym, tennis courts, etc), the shops of Highbury Barn including the renowned Godfreys butchers, fishmongers and Da Marios delicatessen. Transport can be found locally at Highbury & Islington station (National Rail, Victoria Line & London Overground), along with Arsenal Underground (Piccadilly Line) Canonbury Station (London Overground), with a number of bus routes running along Highbury Grove. The delights of Trullo & Prawn On The Lawn, by Highbury Corner, offer superb local dining.

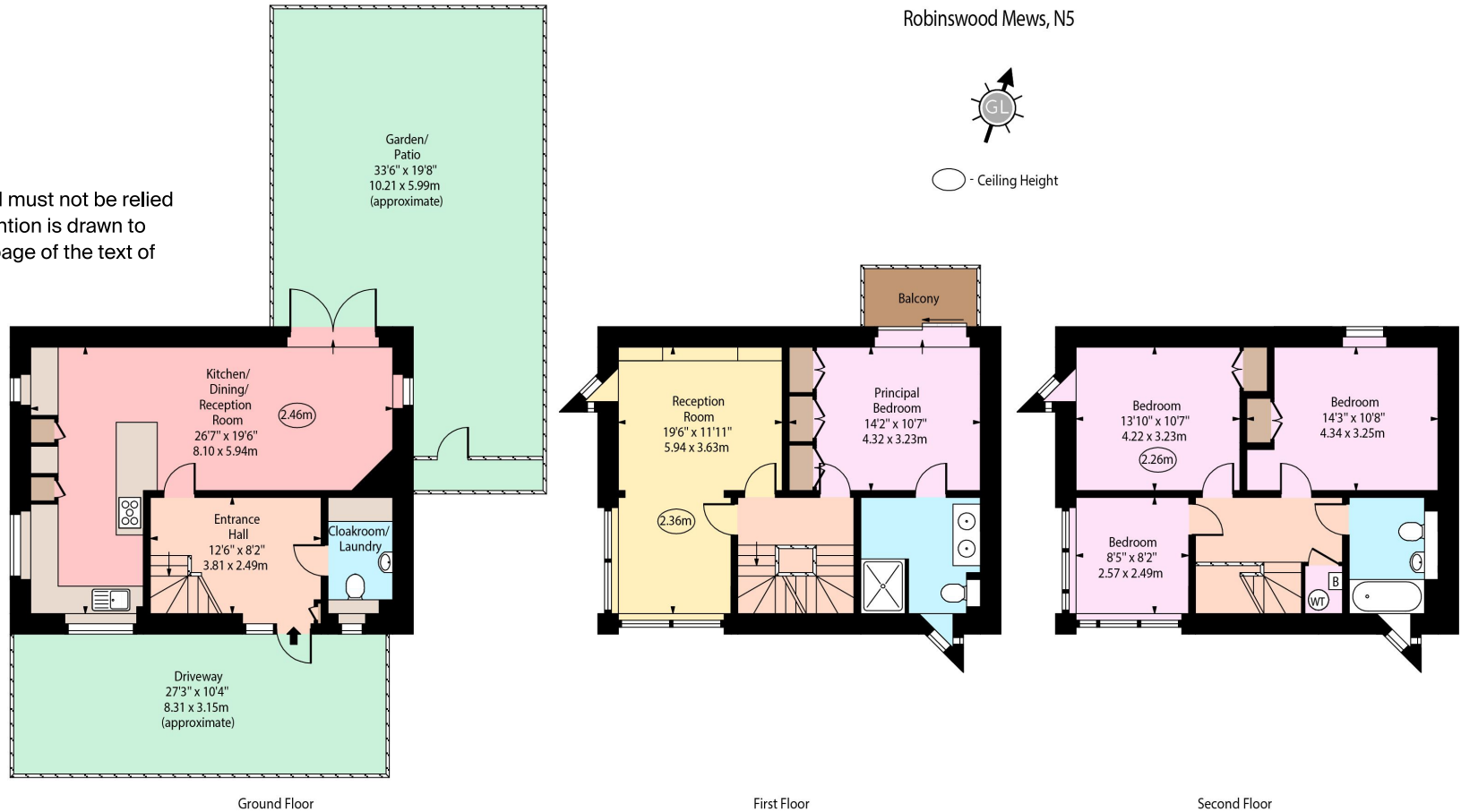


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○ - Ceiling Height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Approx Gross Internal Area 1574 Sq Ft - 146.22 Sq M

Knight Frank
Islington & King's Cross

Sales
321-322 Upper Street
London N1 2XQ
knightfrank.co.uk

I would be delighted to tell you more

Chelsea Whelan
+44 20 3910 9736
chelsea.whelan@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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