



## HIGBURY PLACE

Highbury N5





# A FIVE BEDROOM HOUSE LOCATED ON Highbury Place, N5.

A rare opportunity to acquire a substantial triple-fronted family home  
on sought-after Highbury Place, overlooking the greenery of  
Highbury Fields.



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Local Authority: London Borough of Islington

Council Tax band: H

Tenure: Freehold

Guide price: £5,500,000





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Having been in the same ownership for 40 years, this elegant period property extends to over 3,800 sq ft across five floors, offering generous proportions and an exceptionally versatile layout.

The front door opens into a spacious entrance hall. From here, a majestic staircase rises through the property. On the ground floor, to the left, is a light-filled double aspect drawing room and dining room. Large sash windows at the front flood the space with natural light.

At the rear of the ground floor is a kitchen through to dining space lit by a picture window offering views of, and access to the pretty rear garden.











On the first floor, you'll find an exceptional formal reception room, three sash windows offer a stunning view of Highbury Fields. Adjacent to this room is a charming library, complete with an original fireplace. Both spaces boast elegant interiors and soaring ceilings that amplify the feeling of space and light.

The house retains much of its historic charm with features such as original fireplaces, ornate cornicing and decorative ceiling roses.

The upper floors provide extensive and flexible bedroom accommodation. The principal bedroom suite occupies a prime position on the second floor with en-suite bathroom, while further bedrooms are spread across the upper floors, offering ample flexibility for family use, guests or home working. There is further accommodation at lower ground level which could be used as two additional bedrooms, or re-designed into a self-contained space.

Furthermore, the property benefits from a sizeable and secluded private garden to the rear, providing an excellent space for outdoor entertaining and relaxation.







## LOCATION

Situated on one of Highbury's most prestigious addresses, this home is perfectly placed for the open spaces of Highbury Fields as well as the independent shops, cafés and restaurants of Highbury Barn. Excellent transport links are within close proximity with Highbury & Islington station offering Underground and Overground services, alongside numerous bus routes.















Approximate Gross Internal Area = 354.8 sq m / 3819 sq ft

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. (ID767266)





We would be delighted  
to tell you more.

Sebastian Toy  
+44 203 657 7348  
sebastian.toy@knightfrank.com

Knight Frank Islington  
321-322 Upper Street  
London N1 2XQ

[knightfrank.co.uk](https://knightfrank.co.uk)

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