



HIGHBURY TERRACE

Highbury N5



AN ELEGANT GEORGIAN TOWNHOUSE

A rare opportunity to reimagine a Georgian home on Highbury Terrace with an expansive garden and views over Highbury Fields.



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Local Authority: London Borough of Islington

Council Tax band: H

Tenure: Freehold

Guide price>: £4,850,000



HIGHBURY TERRACE HIGHBURY N5

Set across five generous storeys and extending to approximately 3,134 sq ft, this elegant Georgian townhouse enjoys a commanding three-window-wide frontage on one of Highbury's most prestigious terraces. With a near 80-foot west-facing garden and uninterrupted views over Highbury Fields, this property offers an exceptional canvas for those looking to create a bespoke family home.

The raised ground floor is currently arranged with a reception room and kitchen space, benefitting from natural light throughout the day via sash windows at both the front and rear.







Original period features remain, including high ceilings, detailed cornicing, and a marble fireplace, hinting at the home's enduring grandeur.

The first floor hosts a second reception room which can be used as another bedroom, has tall sash windows overlooking the fields, and retains further period features. A double bedroom which can also serve as an office completes this level. The top two floors accommodate three additional bedrooms and two bathrooms, with scope to reconfigure.

The lower ground floor offers flexible space, with a reception/kitchen area and bedroom leading directly to the rear garden. The rear bedroom can double up as a reception room making this floor a double aspect space.

This home presents a compelling opportunity for refurbishment.



LOCATION

Highbury Fields offers a wide range of leisure amenities, including tennis courts, a children's play area, and Highbury Leisure Centre with its swimming pool and gym facilities.

Just a short distance away is Highbury Barn, home to a selection of well-loved local businesses such as Godfrey's butchers, Bourne's Fishmongers, Da Mario deli, and the renowned La Fromagerie. This vibrant area provides a strong sense of community and excellent everyday convenience.

Highbury Terrace benefits from easy access to several public transport options. Highbury & Islington Station (Victoria Line, Overground, and National Rail) provides quick links across London. The Piccadilly Line is accessible via Arsenal Station, and Drayton Park Station offers direct services into the City. Multiple bus routes also serve the area well.

The property is located within the catchment area for several highly regarded primary and secondary schools, including the Ofsted-rated 'Outstanding' Highbury Fields School.









(Including Loft Room)

Approximate Gross Internal Area = 291.2 sq m / 3134 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
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