



HIGHBURY HILL  
LONDON, N5

GRANT J BATES  
— PROPERTY —



# Elegant Highbury Hill family home with grand proportions, period detail and exceptional potential

**Highbury Hill, London, N5**

**Freehold**

- Semi-Detached Period Home
- C.3,350 Sq Ft Across Five Floors
- Magnificent Double Reception
- Large Family Kitchen
- Scope For Rear Extension (STPP)
- Luxurious Full-Width Principal Suite
- Three Additional Double Bedrooms
- Private Landscaped Rear Garden
- High Ceilings
- Moments From Highbury Fields
- Excellent Transport Links

**Description**

This grand semi-detached family home on Highbury Hill offers just over 3,350 sq ft of beautifully arranged accommodation across five floors, blending impressive period architecture with exciting scope to extend and reconfigure, subject to planning. Positioned on one of Highbury's most desirable residential streets, the house retains remarkable original detail including ornate cornicing, high ceilings, large sash windows, decorative fireplaces and an elegant bay-fronted façade, creating scale, character and warmth throughout.

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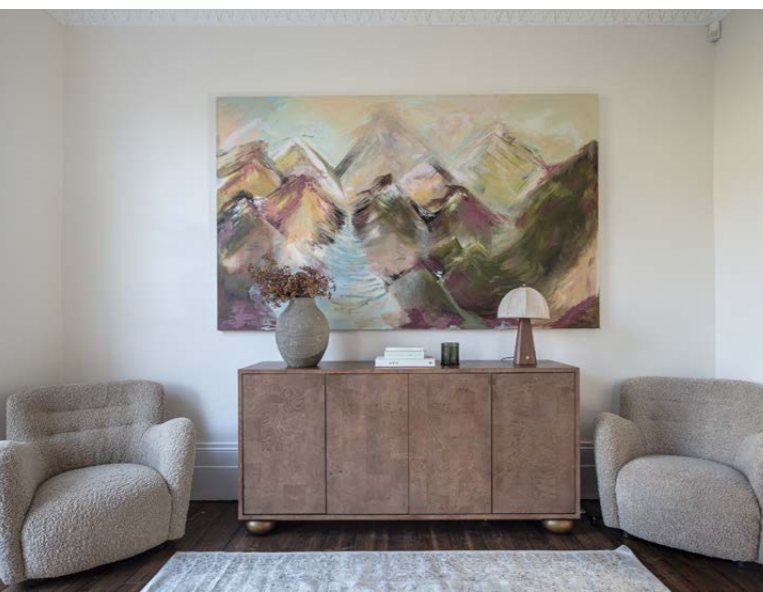


The raised ground floor features a magnificent double reception, both rooms flooded with natural light from front and rear aspects. Original floors, fireplaces, internal wooden shutters and generous ceiling heights combine to form an exceptional formal living and entertaining level. The lower ground floor accommodates a large family kitchen opening directly to the garden, alongside a dining room and informal living space.

With its width and direct garden connection, this floor offers outstanding potential for a contemporary extension to create a dramatic family zone.

The first floor hosts a luxurious principal suite spanning the full width of the house with dressing space, complemented by a large bathroom with roll-top bath and walk-in shower. The second floor provides three generous double bedrooms and a further bathroom, ideal for children or guests, while the top floor offers a spacious additional bedroom with eaves storage, easily reimagined as a studio, playroom or secondary suite.







A mature, private rear garden, utility room, ample storage and flexible rooms across each level ensure the home supports modern family living.

### Situation

Perfectly positioned on the upper section of Highbury Hill, moments from the iconic Clock Tower, this address enjoys one of Highbury's most desirable village settings. Highbury Barn is just a short stroll away, offering an exceptional collection of independent shops, cafés and restaurants including La Fromagerie, Godfreys Butchers, Bournes Fishmongers and Da Mario's deli, alongside everyday conveniences that make this such a cherished local hub. Highbury Fields, Islington's largest green space, lies within easy reach, providing open lawns, tennis courts and a much loved community atmosphere. Excellent transport links are close at hand, with Highbury & Islington station accessible across the Fields for Victoria Line, Overground and National Rail services, while Drayton Park offers Piccadilly Line access nearby. The combination of village charm, green open space and swift connections to the City and West End makes this location consistently sought after.

### Additional Information

Local Authority: Islington

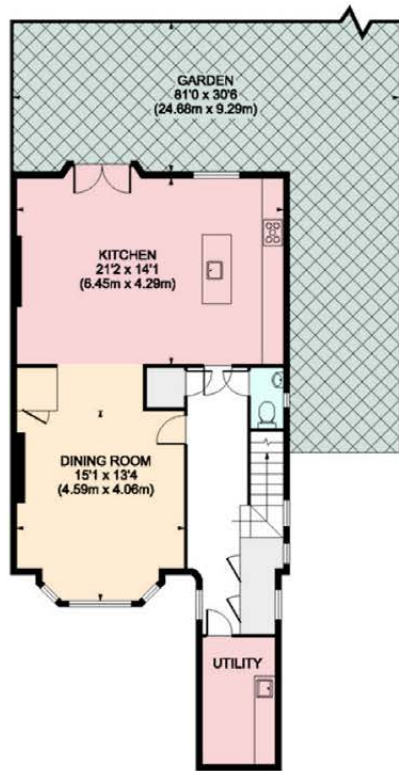
Council Tax Band: H

EPC Rating: E

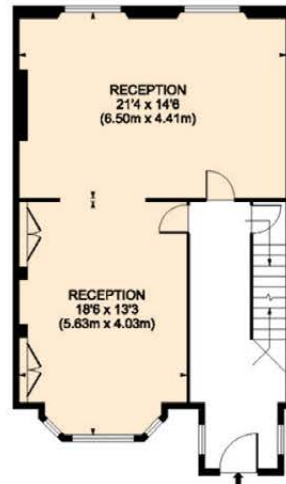


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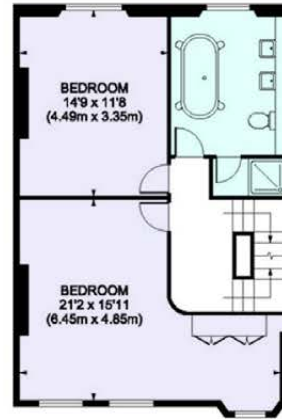




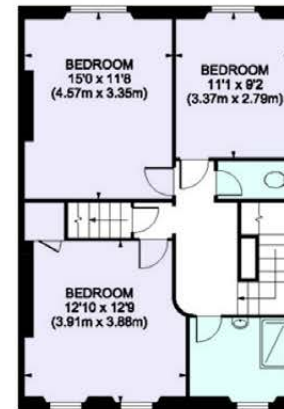
LOWER GROUND FLOOR



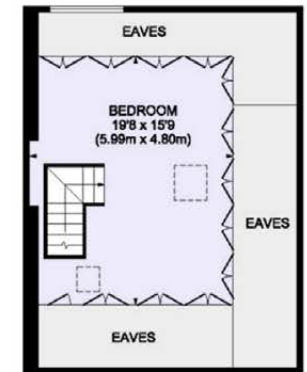
RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

## Highbury Hill

Approximate Gross Internal Area = 312 sq m / 3368 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.