



# Balfour Road

Highbury, N5

Asking Price £2,750,000

Set in the heart of Highbury, this impressive five-bedroom family home boasts a beautiful south-facing garden and spans five thoughtfully designed floors. Homes of this calibre are rarely available.

Balfour Road is perfectly positioned just moments from the vibrant Highbury Barn area, known for its delightful array of independent boutiques, artisanal cafés, gourmet restaurants, and a thriving community atmosphere. Residents enjoy easy access to local green spaces, including Highbury Fields, perfect for outdoor recreation. Transport links are excellent, with Highbury & Islington station nearby offering Overground, Victoria Line Underground services, and National Rail connections. Numerous bus routes run along adjacent roads, providing swift and convenient access to central London and beyond. This exceptional property offers a rare opportunity to acquire a spacious, character-filled family home in one of Highbury & Islington's most desirable neighbourhoods.

**CHESTERTONS**



# Balfour Road

## Highbury, N5

- Substantial 5 bedroom family home
- Fabulous 70ft South facing garden
- Additional South facing roof terrace
- Vast 37ft open-plan kitchen/ dining/ family room opening to the garden
- Victoria, Mildmay, Windrush and Piccadilly lines all within easy reach
- Within close proximity to Highbury Barn boasting La Fromagerie, Godfrey's, Profile coffee and Highness Tea Rooms



Offering both space and versatility, it's perfectly suited to modern family life, with well-balanced accommodation throughout. The raised ground floor presents an elegant front reception room, alongside a second reception at the rear currently arranged as a home office, enjoying views over the garden. A convenient cloakroom completes this level, with stairs leading down to the main living space. The garden floor forms the hub of the home—a bright, sociable area ideal for everyday living and entertaining. The kitchen to the front features a central island, perfect for informal meals, while the rear reception opens seamlessly onto the garden via full-width sliding doors. Its south-facing aspect ensures an abundance of natural light throughout the day. Upstairs, the first floor is dedicated to a generous principal suite, comprising a full-width bedroom, a stylish shower room with twin basins, and a versatile rear room that could serve as a dressing room or guest bedroom. This leads onto a private terrace overlooking the garden. The upper floors offer three further double bedrooms and a well-appointed family bathroom, providing flexible accommodation for family and guests. The south facing garden extends to approximately 70ft and provides an oasis of peace & tranquillity rarely seen across Islington & Highbury. The garden has to be experienced to be appreciated, it really is wonderful.

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**Tenure:**Freehold

**Local Authority:** Islington

**Council Tax Band:** G

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### *Chestertons Islington Sales*

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# BALFOUR ROAD, N5

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 616 SQ FT / 57.2 SQ M  
 (EXCLUDING REDUCED HEADROOM)  
 GROUND FLOOR = 595 SQ FT / 55.3 SQ M  
 FIRST FLOOR = 495 SQ FT / 46.0 SQ M  
 SECOND FLOOR = 452 SQ FT / 42.0 SQ M  
 (EXCLUDING REDUCED HEADROOM)  
 THIRD FLOOR = 309 SQ FT / 28.7 SQ M  
 (EXCLUDING EAVES / REDUCED HEADROOM)  
 EAVES / REDUCED HEADROOM = 119 SQ FT / 11.1 SQ M  
 TOTAL = 2586 SQ FT / 240.4 SQ M



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. (ID1296238)