



Calabria Road

Highbury, N5

Offers in excess of £2,000,000

Set on the highly sought-after Calabria Road, within the desirable Calabria Road Conservation Area, this elegant four-bedroom Victorian Townhouse offers beautifully balanced living space, complemented by a west-facing garden and roof terrace.

CHESTERTONS



Calabria Road

Highbury, N5

- Victorian Townhouse
- Four Bedrooms
- Two Bathrooms
- West Facing Garden & Terrace
- Close Proximity to Highbury Fields
- Highbury & Islington Station



The ground floor opens into a bright and inviting open-plan reception room, enhanced by a charming bay window overlooking this quiet residential street. The space flows naturally into a well-appointed galley kitchen, leading through to an impressive architect-designed dining room with striking double-height ceilings. Bi-folding doors open onto a private 24-foot west-facing garden, creating a seamless indoor-outdoor setting ideal for entertaining. A guest cloakroom completes this level. On the first floor are two generous double bedrooms, including the principal bedroom, alongside a family bathroom. An attractive atrium overlooks the dining area below, adding a wonderful sense of light and volume. The top floor provides two further double bedrooms and a contemporary family shower room. From the half landing, there is access to a west-facing roof terrace measuring approximately 13' x 10'—a perfect spot to enjoy afternoon and evening sun. A 19-foot cellar offers excellent additional storage, enhancing the practicality of the home. Calabria Road is a tree-lined street known for its strong sense of community and attractive period homes, ideally positioned moments from the open green spaces of Highbury Fields—the largest green space in the borough—offering tennis courts, a swimming pool, and plenty of room to relax or exercise. The area benefits from a wide range of local amenities, with the shops, cafés, and restaurants of Highbury Barn and Upper Street within easy reach. Excellent transport links are available from Highbury & Islington station, providing access to the Victoria Line, London Overground, and National Rail services, ensuring swift connections across London and beyond.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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CALABRIA ROAD, N5

APPROXIMATE GROSS INTERNAL AREA

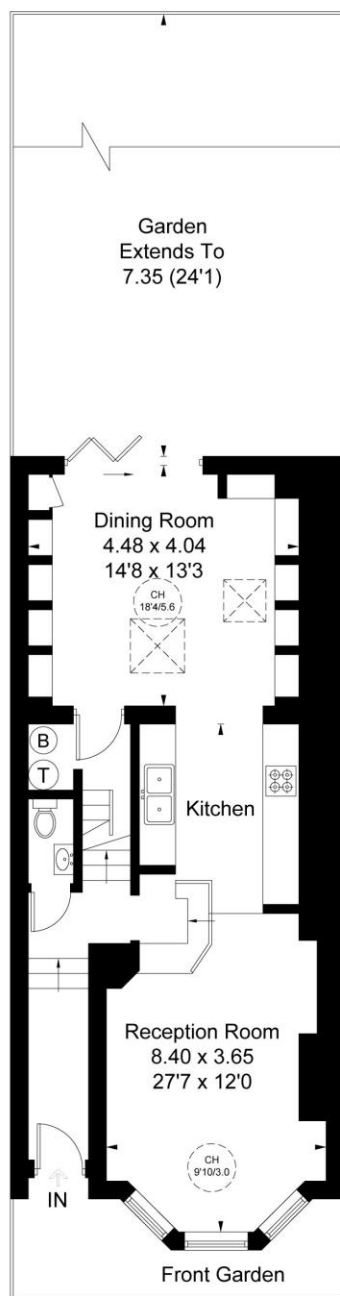
CELLAR = 93 SQ FT / 8.6 SQ M

GROUND FLOOR = 608 SQ FT / 56.5 SQ M

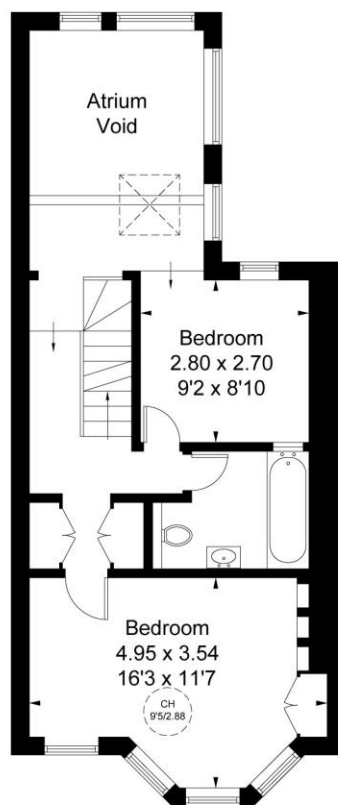
FIRST FLOOR = 442 SQ FT / 41.1 SQ M (EXCLUDING ATRIUM VOID)

SECOND FLOOR = 392 SQ FT / 36.4 SQ M

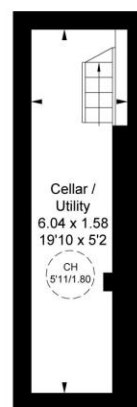
TOTAL = 1535 SQ FT / 142.6 SQ M



GROUND FLOOR



FIRST FLOOR



CELLAR



SECOND FLOOR

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. (ID1283060)

