



Whistler Street

Highbury, N5

Asking Price £1,250,000

A stunning & stylish extended 3-bedroom former Victorian workers cottage, set on a peaceful and sought after street, moments from the greenery of Highbury Fields, amenities of Highbury Barn and Drayton Park and Highbury & Islington stations.

CHESTERTONS



Whistler Street

Highbury, N5

- Stunning Victorian terraced House
- 3 double bedrooms with storage
- Stylishly designed throughout
- Private courtyard garden
- Moments from Highbury Fields
- Whistler Street conservation area
- Short distance to Drayton Park and Highbury & Islington Stations



A stunning & stylish extended 3-bedroom former Victorian workers cottage, set on a peaceful and sought after street, moments from the greenery of Highbury Fields, amenities of Highbury Barn and Drayton Park and Highbury & Islington stations.

This fantastic home comprises, an impressive open plan living/dining/kitchen space on the ground floor with a bespoke fully integrated kitchen with marble peninsula and window seat, spacious reception room with room for a large dining table and access to the private courtyard garden via floor to ceiling sliding doors. The first floor has the stylish and bright principal bedroom with ample built in wardrobes, a secondary double bedroom with extra storage, luxurious family bathroom with freestanding bathtub and rainfall shower area. On the 2nd floor is a generous double bedroom with access to a fully tiled shower room and ample eaves storage.

Situated in the Whistler Street conservation area, with access to the 2-acre community gardens, Olden Garden - This beautiful house offers superb access to the community focal point of the shops at Highbury Barn which includes Godfreys Butchers, La Fromagerie, Da'Mario Italian Delicatessen and Bourne's fishmongers, along with the greenery and amenities of Highbury Fields (gym, tennis courts, etc). Transport can be found locally at Highbury & Islington station (Overground, National Rail & Victoria Line), Drayton Park station, along with Arsenal Underground (Piccadilly Line), Canonbury Station (London Overground), with a number of bus routes running along Highbury Grove. The delights of Western's Laundry, Farang & Zia Lucia are found on the doorstep all of which offer superb local dining.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Islington
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate gross internal area

94.07 sq m / 1012 sq ft

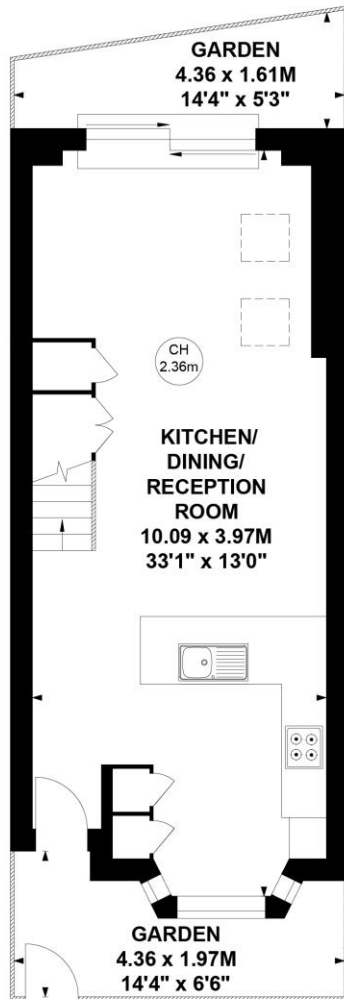
(Including Eaves Storage)

Eaves Storage

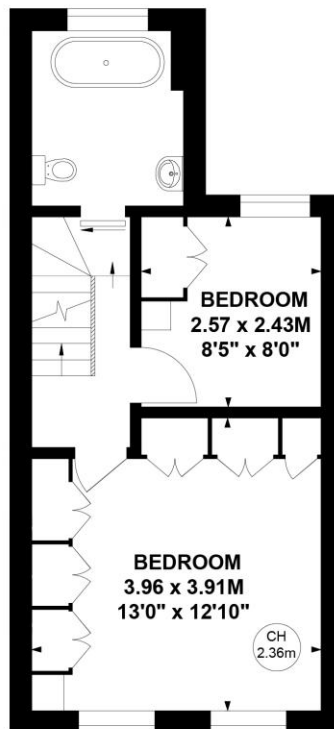
4.25 sq m / 46 sq ft

Key :

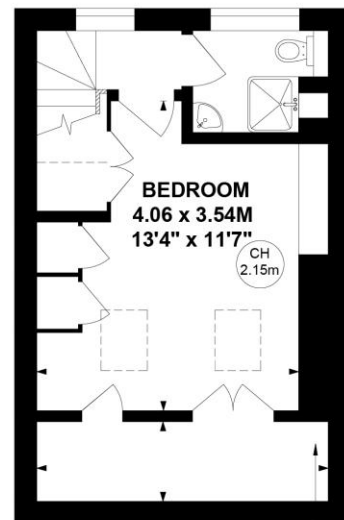
CH - Ceiling Height



Ground Floor



First Floor



Second Floor

**EAVES
STORAGE**
3.94 x 1.08M
12'11" x 3'7"

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

