



Ebury Mews

Highbury, N5

Asking Price £2,600,000

Set within a quiet and attractive mews, Ebury Mews is an exceptional contemporary family home offering five bedrooms arranged over three beautifully designed floors. Thoughtfully built with an emphasis on natural light, generous proportions and modern family living, the property combines striking architectural features with high-quality finishes throughout.

CHESTERTONS



Ebury Mews

Highbury, N5

- Sotheby Road Conservation Area
- Modern House
- Five Bedrooms
- Three Bathrooms
- Open-Plan Entertaining Space
- Off-Street Parking
- High Specification



A defining feature on arrival is the impressive double-height glazed corner façade, which floods the upper floors with natural light and creates a wonderful sense of openness and space. This emphasis on light continues throughout the house, with a welcoming entrance hall leading into a generous open plan kitchen, dining and reception space. French doors open directly onto the private rear garden, creating a seamless connection between the interior and exterior and providing an ideal setting for both everyday family life and entertaining. The bedroom accommodation is exceptionally well arranged. The lower ground floor provides three bedrooms, with a family bathroom and one en-suite. The raised ground floor is home to an impressive principal suite with dressing room and en-suite bathroom. The top floor offers a further en-suite bedroom, complete with its own private sauna. All principal bedrooms benefit from en-suite facilities, providing excellent flexibility for modern family living and visiting guests. Further benefits include off street parking, private outdoor space, access to attractive front gardens and useful side access around the house to the rear garden. Beautifully finished and carefully considered throughout, Ebury Mews represents a rare opportunity to acquire a truly individual and distinctive family home in a peaceful yet highly convenient North Islington location. Ebury Mews enjoys a discreet and peaceful position just off Sotheby Road, in the heart of one of North Islington's most sought-after residential neighbourhoods. The property is ideally located for the excellent amenities of Highbury Barn, renowned for its village-like atmosphere, independent cafés, artisan bakeries, specialist food shops, delicatessens, popular pubs and well-regarded local restaurants. The area offers a vibrant yet relaxed lifestyle, making it particularly appealing to families and professionals. Clissold Park is approximately 0.6 miles away and provides a wonderful balance to city living, with expansive lawns, mature trees, tennis courts, a café and excellent facilities for children. Highbury Fields is also within easy reach, offering further opportunities for exercise, relaxation and outdoor activities. Transport connections are excellent. Arsenal Underground Station is approximately 0.4 miles away, providing direct access to the Piccadilly Line. Finsbury Park Station is around 0.8 miles away and offers Victoria Line and National Rail services, while Highbury & Islington Station, approximately 1.2 miles away, provides access to the Victoria Line, London Overground and Northern City Line. The area is also well served by a range of local bus routes, providing convenient connections across London.

Tenure: Freehold
Service Charge: £500 pa for the front garden on an ad-hoc basis.
Local Authority: Islington
Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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EBURY MEWS, N5

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)

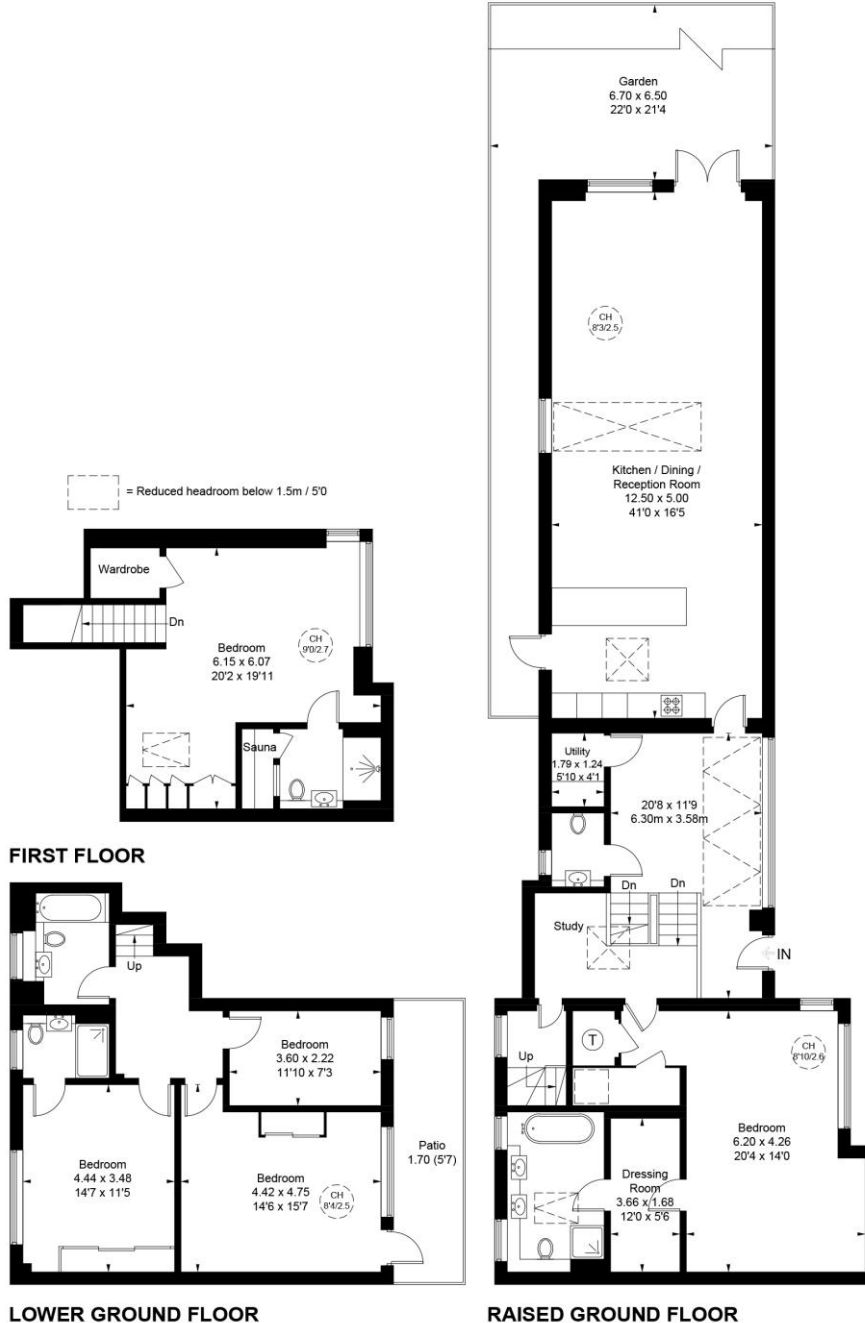
LOWER GROUND FLOOR = 667 SQ FT / 62.0 SQ M

RAISED GROUND FLOOR = 1600 SQ FT / 148.7 SQ M

FIRST FLOOR = 420 SQ FT / 39.1 SQ M

REDUCED HEADROOM = 6 SQ FT / 0.6 SQ M

TOTAL = 2695 SQ FT / 250.4 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. (ID1339431)

