



Melody Lane

Highbury, N5

Asking Price £2,200,000

A beautifully designed four-bedroom modern townhouse, forming part of the highly regarded Melody Lane development in the heart of Highbury. Arranged over three floors and extending to generous proportions throughout, this exceptional home combines striking architectural features, abundant natural light and superb outdoor space.

CHESTERTONS



Melody Lane

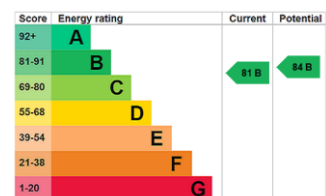
Highbury, N5

- Secure Gated 4 Bedroom Townhouse
- Three Bathrooms (Two En-Suites)
- Vaulted Three Storey Ceiling Height
- Private Parking
- Underfloor Heating
- SONOS Integrated Sound System
- Close to Highbury Fields



The property is approached through a private front garden, creating an attractive sense of arrival and privacy. The ground floor accommodation begins with a contemporary kitchen overlooking the landscaped front garden, leading seamlessly through to a spacious dining area. This impressive space is enhanced by a large roof skylight and dramatic three-storey vaulted ceiling, flooding the interior with natural light and creating a wonderful sense of volume. Beyond, the reception room provides an elegant and inviting living space, with floor-to-ceiling sliding doors opening directly onto a beautifully maintained 19' x 16' rear garden, ideal for entertaining and al fresco dining. A guest cloakroom and useful under-stair storage complete the ground floor. The first floor comprises two generous double bedrooms, a family bathroom and a separate utility room. The bedrooms are connected by a striking gallery-style landing overlooking the dining and reception areas below, further emphasising the home's unique architectural design. Occupying the upper floor are two further double bedrooms, both featuring built-in wardrobes, luxurious en-suite bathrooms and private roof terraces. The principal suite benefits from extensive fitted storage, a spacious four-piece en-suite bathroom and delightful views over the rear gardens from its terrace. The upper floor continues the home's impressive sense of openness, with both bedrooms separated by the central void that rises through the property to the skylight above. Melody Lane is an award-winning gated development discreetly positioned just off Highbury Grove, offering a rare combination of tranquillity and connectivity in one of North London's most sought-after neighbourhoods. Residents enjoy immediate access to the expansive green spaces of Highbury Fields, one of Islington's most popular parks, providing tennis courts, a swimming pool, children's play areas and wide-open lawns. The charming village atmosphere of Highbury Barn is just moments away, renowned for its independent cafés, artisan bakeries, delicatessens, restaurants and specialist food shops. Upper Street's extensive shopping, dining and cultural amenities are also within easy reach. Excellent transport connections are available nearby. Highbury & Islington Station (approximately 0.5 miles) provides Victoria Line, London Overground and National Rail services, while Arsenal Underground Station (approximately 0.4 miles) offers direct access to the Piccadilly Line. Drayton Park Station (approximately 0.4 miles) and Canonbury Station (approximately 0.8 miles) provide further rail and Overground connections, ensuring swift access to the City, West End, Canary Wharf and beyond.

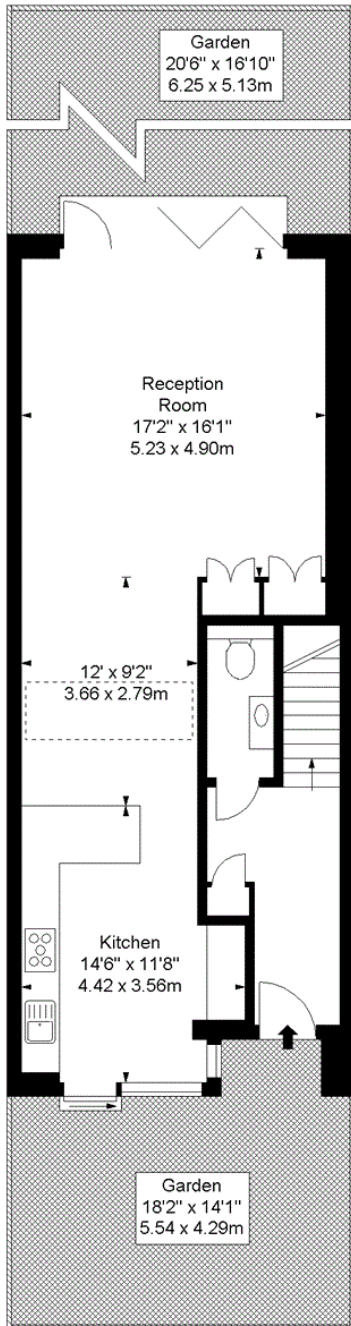
Tenure: Freehold
Service Charge: £2,200 pa
Local Authority: Islington
Council Tax Band: G



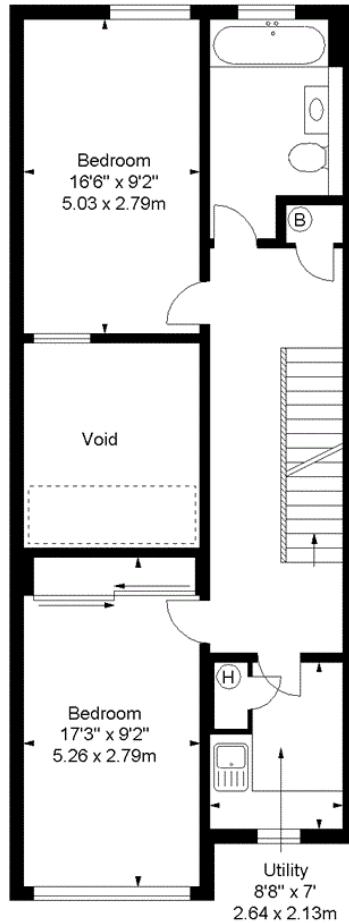
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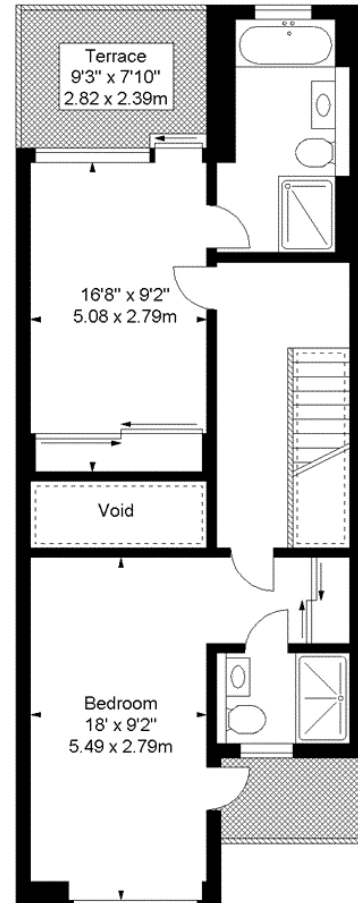
Melody Lane, N5
Approx. Gross Internal Area *
1905 Ft² - 176.97 M²



Ground Floor



First Floor



Second Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale

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