



# Gallia Road

Highbury, N5

Asking Price £2,150,000

A beautifully presented three/four bedroom late Victorian end-of-terrace home, ideally positioned on the sought-after Gallia Road, just moments from the open green spaces of Highbury Fields. Offered in excellent decorative order throughout, this charming property blends classic period character with stylish modern living.

**CHESTERTONS**





# Gallia Road

## Highbury, N5

- Victorian end-of-terrace
- Three/Four bedrooms
- Garden
- Roof Terrace
- Close proximity to Highbury Fields





You enter on the ground floor into an impressive 24' x 11' kitchen/dining room, forming the heart of the home and perfect for family life and entertaining. This flows seamlessly into an expansive and extended reception room, opening onto a delightful 16' rear garden via bi-folding doors, creating an ideal indoor-outdoor living space. The first floor provides a more formal reception room to the front, which could easily be configured as a generous principal bedroom, given its close proximity to a bathroom and dressing room on the same level. There is also an additional bedroom and a further bathroom on this floor, offering excellent flexibility. On the second floor are two further well-proportioned double bedrooms, one of which enjoys direct access to a rear terrace, perfect for a quiet morning coffee or evening retreat. The property also benefits from a useful 19' cellar, ideal for storage and housing the boiler. Gallia Road is a quiet, residential street lined with attractive Victorian houses, prized for its community feel and superb location. Highbury Fields, the largest green space in the area, is nearby and offers tennis courts, a swimming pool, café, and acres of open parkland, making it a favourite spot for locals to relax and unwind. A wide array of local amenities can be found along nearby Upper Street and Highbury Barn, with their excellent selection of shops, independent cafés, restaurants and pubs, while everyday conveniences are close at hand. Transport links are excellent, with Highbury & Islington station within easy reach, providing access to the Victoria line, London Overground and National Rail services. Arsenal station (Piccadilly line) and Drayton Park are also nearby, along with numerous bus routes offering swift connections across the City and West End. This is a wonderful opportunity to acquire a characterful Victorian home in a prime Highbury location, combining generous living space, outdoor areas and superb connectivity.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	56 D	71 C
21-38	F		
1-20	G		

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# GALLIA ROAD, N5

APPROXIMATE GROSS INTERNAL AREA

CELLAR = 87 SQ FT / 8.1 SQ M

GROUND FLOOR = 694 SQ FT / 64.5 SQ M

FIRST FLOOR = 571 SQ FT / 53.0 SQ M

SECOND FLOOR = 328 SQ FT / 30.5 SQ M (EXCLUDING REDUCED HEADROOM / EAVES STORE)

REDUCED HEADROOM / EAVES STORE = 105 SQ FT / 9.8 SQ M

TOTAL = 1785 SQ FT / 165.9 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. (ID1263793)