THE STOW BROTHERS

SALES
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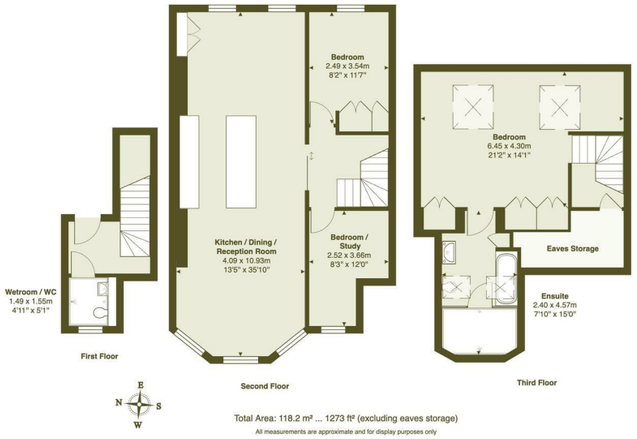
INVESTMENT & DEVELOPMENT




Wetroom/WC
4'10" x 5'1"

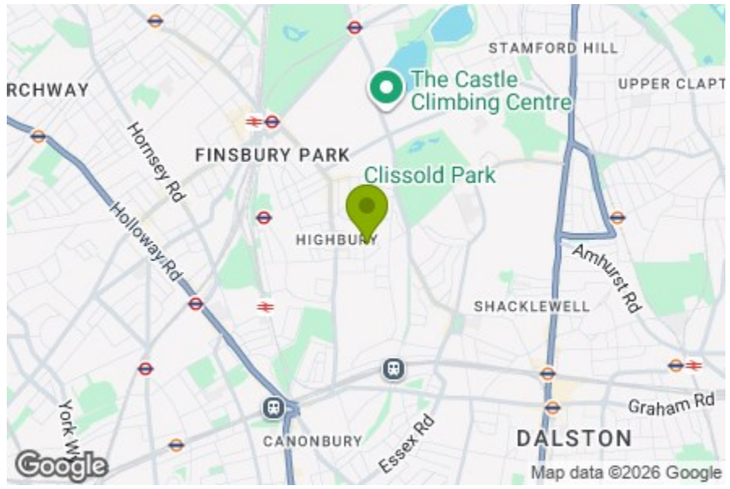
Kitchen/Dining/Reception Room
13'5" x 35'10"

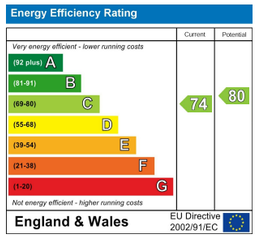
Bedroom
8'2" x 11'7"

Bedroom/Study
8'3" x 12'0"

Bedroom
21'1" x 14'1"

Ensuite
7'10" x 14'11"





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# ABERDEEN ROAD, ISLINGTON

## Offers In Excess Of £1,300,000 Share of Freehold

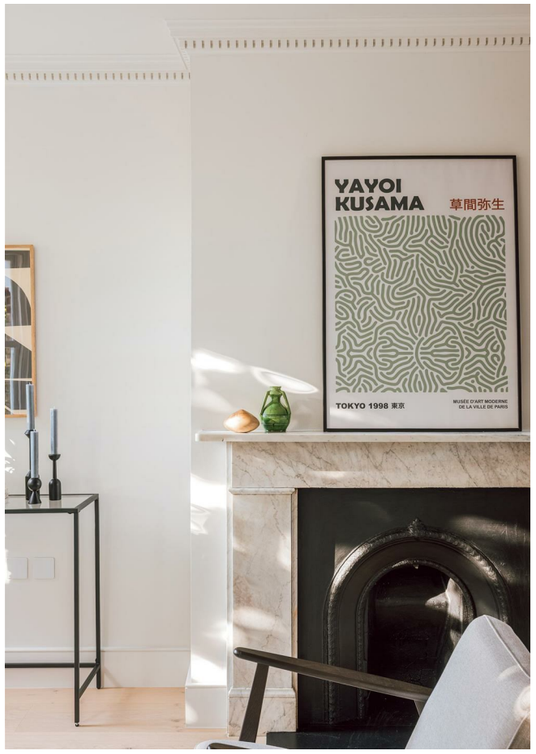
## Features:

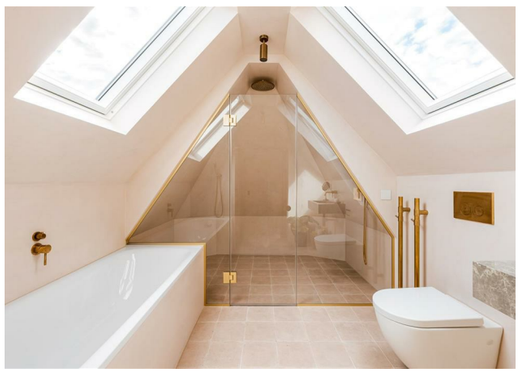
- Three Bedroom Victorian Conversion
- Arranged Over Three Spacious Floors
- Recently Refurbished & Articulately Designed
- Generous 1,273 Sq Ft of Living Space
- Share of the Freehold
- Being Sold Chain Free
- Short Walk to Highbury & Islington Station
- Close to Highbury Fields
- Excellent Local Amenities, Including Pubs & Restaurants
- Beautifully Presented Throughout

Set in the sought-after heart of Highbury, this stunning three-bedroom Victorian conversion combines impressive period architecture with a fantastically considered contemporary finish. There's plenty of wow-factor, from the original sash windows and ornate detailing to the sleek, beautifully designed kitchen-diner, beautifully finished bathrooms and master bedroom with ensuite.

The location is every bit as appealing, with N5's excellent local amenities, green spaces and transport links all close at hand. Highbury Fields and Clissold Park give you a brilliant choice of green space, while Highbury & Islington station provides excellent connections across London.

REQUEST A VIEWING
0203 143 1433





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IF YOU LIVED HERE...
With 1,273 square feet of impeccable space, this is a substantial home, offering a great balance of generous proportions, period character and beautifully finished contemporary touches, all in an unrivalled location. The real showstopper is the dual aspect open-plan kitchen, dining and living space, which runs the full depth of the home and is flooded with natural light from the large bay windows. The kitchen itself is sleek and beautifully understated, with deep-toned units, a large central island and plenty of room for a substantial dining table. Engineered oak flooring runs throughout, creating a lovely sense of continuity, while the subtle minimalist design is softened by the home's original features.
Period details have been retained and thoughtfully complemented throughout, from the ornate brickwork, bay windows and decorative detailing of the Victorian frontage to the pair of original fireplaces, ceiling cornicing and tall sash windows inside. A striking bespoke plywood staircase and cast-iron radiators throughout add further character, while traditional details sit comfortably alongside the home's more contemporary finishes.
Two of the bedrooms are arranged on the second floor, with one particularly well suited to use as a study if that use works better. The master bedroom sits on the third floor, offering a wonderful sense of privacy along with its own ensuite. There's also a useful WC/wet room on the first floor, adding further practicality to the layout. The wet rooms are particularly beautifully finished, with smooth tadelakt walls bringing a seamless, tactile quality to the bathrooms and complementing the clean contemporary fittings.
The whole home has clearly been refurbished with a great deal of thought, resulting in a polished and sophisticated finish that works beautifully alongside its Victorian character.
Then there's the location. You're perfectly placed for Highbury's excellent choice of independent shops, coffee shops, restaurants and pubs, while Highbury Fields is close enough to become part of your daily routine. The Dusty Knuckle van on Highbury Fields is a particularly handy local favourite, while Highbury Vintners is an award-winning neighbourhood wine shop. Clissold Park adds another fantastic stretch of green space nearby, giving you plenty of choice when you want to get outdoors.
Getting around is remarkably easy, too. Highbury & Islington station is within walking distance, providing access to the Victoria line, Overground and National Rail services, while numerous bus routes make travelling across north and central London straightforward.

WHAT ELSE?
- Highbury Fields is one of the area's biggest draws, offering 29 acres of green space for picnics and jogging. There are tennis courts, sports facilities, an excellent kids playground and plenty of room to escape the bustle of city life, while nearby Clissold Park gives you even more green space to enjoy.
- Highbury is especially good for food and drink, with Lupa and Farang among the

WORD FROM THE OWNER...

"We recently refurbished the flat throughout to a high standard, with a high-end finish and a strong focus on light and privacy. The rear gets lovely morning light for breakfast, while the front catches the evening sun. The top-floor bedroom and bathroom feel especially private, with open views across the treetops."

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