



Battledean Road

Highbury, N5

Offers in excess of £1,750,000

A charming Victorian three bedroom terraced house, enviably positioned on one of Highbury's most sought-after residential roads, with a rare south-east facing garden backing directly onto Highbury Terrace Mews.

CHESTERTONS



Battledean Road

Highbury, N5

- Victorian Freehold
- Three Bedrooms
- South-East Facing Garden
- Access to the Garden via Highbury Terrace Mews
- Highbury Fields



From the moment you enter, the house combines period character with an exceptionally practical layout, with all of the principal living and entertaining accommodation arranged across the ground floor. The entrance leads into an impressive 14' x 12' reception room, with a beautiful bay window overlooking the quiet and attractive Battledean Road. From here, the accommodation flows through to an open dining room, which enjoys direct access to the garden. To the rear is a generous eat-in kitchen, with French doors opening directly onto the sunny south-east facing garden. A particularly appealing feature is the gate from the garden onto Highbury Terrace Mews, providing a wonderfully convenient secondary access and an unusual connection to the surrounding neighbourhood. A guest cloakroom is discreetly positioned between the kitchen and dining room. The first floor offers a generous landing which has been cleverly utilised as a study area, providing an excellent work-from-home space. There is a double bedroom to the rear, while towards the front is a substantial principal bedroom with built-in wardrobes, alongside a large four-piece family bathroom. The top floor provides a further double bedroom together with access to the loft room, offering useful additional space and excellent potential for storage, a study or hobby area. Battledean Road is a particularly quiet and desirable residential street in the heart of Highbury, characterised by attractive late Victorian terraces and a peaceful, neighbourly atmosphere. Its position just behind Highbury Fields provides an exceptional balance between tranquillity and convenience, with the open green space of the Fields virtually on the doorstep. Highbury Fields is Islington's largest park, extending to approximately 29 acres, and offers an impressive range of facilities including tennis courts, netball courts, a floodlit artificial football pitch, children's playground, café, bandstand and the Highbury Pool and Fitness Centre. The highly regarded amenities of Highbury Barn are also within easy reach, offering an excellent selection of independent shops, cafés, delis and restaurants, including much-loved local food shops such as Godfreys Butchers, La Fromagerie and Da Mario's Deli.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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BATTLEDEAN ROAD, N5

APPROXIMATE GROSS INTERNAL AREA

GROUND FLOOR = 610 SQ FT / 56.7 SQ M

FIRST FLOOR = 621 SQ FT / 57.7 SQ M

(EXCLUDING REDUCED HEADROOM)

SECOND FLOOR = 349 SQ FT / 32.4 SQ M

(EXCLUDING REDUCED HEADROOM / EAVES)

REDUCED HEADROOM / EAVES = 278 SQ FT / 25.8 SQ M

TOTAL = 1858 SQ FT / 172.6 SQ M



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