



Sotheby Road

Highbury, N5

Asking Price £2,000,000

An imposing five-bedroom Victorian freehold positioned on one of Highbury Barn's most desirable residential streets. Arranged over four floors and extending to in excess of 2,300 square feet, this elegant family home combines grand period architecture with exceptional entertaining space and a beautifully maintained south-facing garden.

CHESTERTONS



Sotheby Road

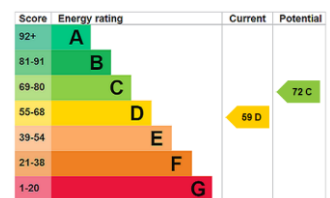
Highbury, N5

- Victorian Freehold
- Five Double Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Separate Kitchen
- South-Facing Garden
- Sotheby Road Conservation Area



Entered via the raised ground floor, the property immediately impresses with a magnificent bay-fronted reception room featuring soaring ceilings, ornate corncing and an abundance of natural light. Descending to the half-landing is a formal dining room which flows seamlessly into a bright conservatory opening onto the sunny 32ft south-facing garden. Adjacent is a generous eat-in kitchen with French doors providing further access to the garden. The lower ground floor offers a substantial 16ft x 15ft reception room with its own private entrance and direct access to the front patio, creating an ideal guest suite, media room or home office. The upper floors provide excellent bedroom accommodation. The first floor comprises two spacious double bedrooms and a shower room, with the principal bedroom spanning the front of the house and benefitting from an elegant bay window. The second-floor hosts two further bathrooms, an additional double bedroom and a final large bedroom to the front. Sotheby Road is a quiet tree-lined residential street ideally positioned in the heart of Highbury Barn, one of North London's most sought-after village enclaves. Renowned for its independent character and community feel, Highbury Barn offers an exceptional selection of artisan shops, boutiques, cafés and restaurants around Highbury Barn parade. The open green spaces of Highbury Fields, Clissold Park and Finsbury Park are all within easy reach, while the nearby Emirates Stadium and Upper Street provide further leisure and dining amenities. Transport connections are excellent with Drayton Park Station approximately 0.5 miles away, Arsenal Underground Station (Piccadilly Line) approximately 0.6 miles away, Finsbury Park Station approximately 0.7 miles away offering Victoria, Piccadilly and National Rail services, and Highbury & Islington Station approximately 0.9 miles away providing Victoria Line, Overground and National Rail connections.

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



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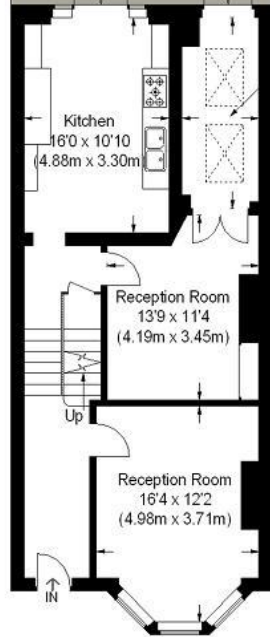
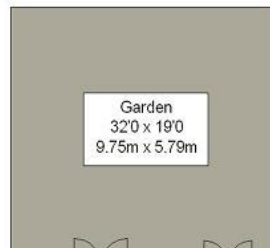
Approximate Gross Internal Area
217 sq m / 2336 sq ft



Lower Ground Floor = 280 sq ft / 26 sq m

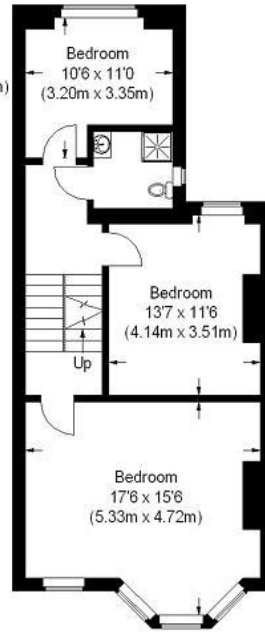


Second Floor = 646 sq ft / 60 sq m



Ground Floor = 753 sq ft / 70 sq m

Utility Room
14'3" x 5'0"
(4.34m x 1.52m)



First Floor = 657 sq ft / 61 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. (ID 74123)

