



Herrick Road

Highbury, N5

Asking Price £1,650,000

Set within one of Highbury's most charming residential enclaves, this absolutely delightful three-bedroom Victorian bay-fronted family home beautifully combines period elegance with contemporary family living.

CHESTERTONS



Herrick Road

Highbury, N5

- Delightful 3 bedroom Victorian bay fronted mid terraced house
- Stunning open-plan kitchen/ dining/ family room opening to the garden
- Through reception room on the ground floor
- Bathroom plus separate shower room



Accessed via the ground floor, the property opens into a magnificent double reception room featuring a charming bay window to the front, hardwood flooring and an array of original period features including grand fireplaces. To the rear, the reception room flows seamlessly into a thoughtfully extended kitchen/dining room measuring an impressive 26' x 15'. Flooded with natural light from multiple skylights, this exceptional entertaining space opens directly onto a beautifully maintained 37' west-facing garden. A convenient shower room completes the ground floor accommodation. The first floor comprises three generous double bedrooms, including one positioned on the half landing adjacent to the family bathroom. Two further double bedrooms occupy the front of the house, including the superb principal bedroom which benefits from an entire wall of bespoke built-in wardrobes. The basement provides a highly practical utility room together with excellent additional storage. Herrick Road is perfectly positioned within easy reach of the vibrant amenities of Highbury, Stoke Newington and Islington. The green open spaces of Clissold Park are approximately 0.2 miles away, while the ever-popular Highbury Fields and Finsbury Park are also nearby. Residents enjoy an excellent selection of independent cafés, restaurants, gastropubs and local shops along Stoke Newington Church Street, Blackstock Road and Upper Street. There are excellent transport connections with Finsbury Park Station approximately 0.6 miles away, offering Victoria and Piccadilly Underground lines together with National Rail services. Arsenal Underground Station is also around 0.5 miles away, while Canonbury Overground Station is approximately 0.9 miles from the property and Highbury & Islington Station around 1 mile away, providing swift access across London and to the City, West End and beyond.

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

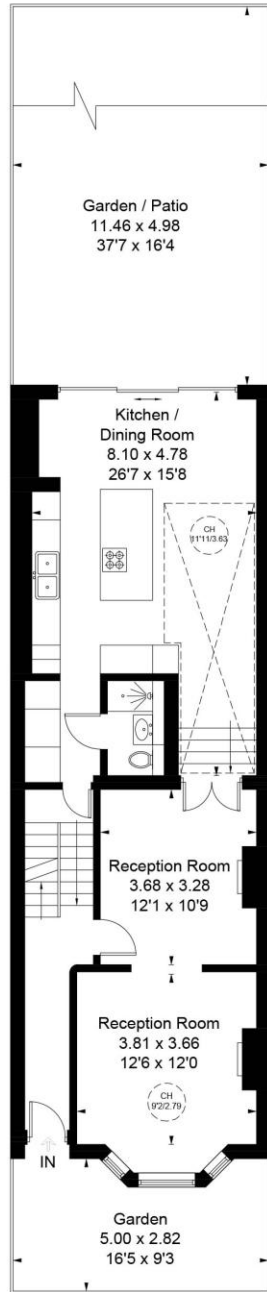
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

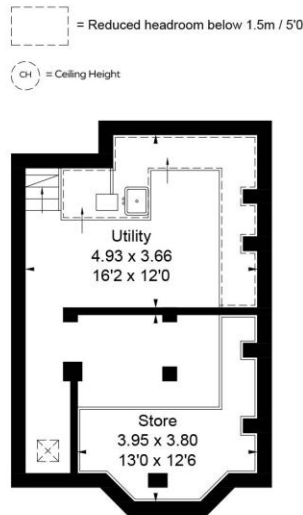
327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

HERRICK ROAD, N5

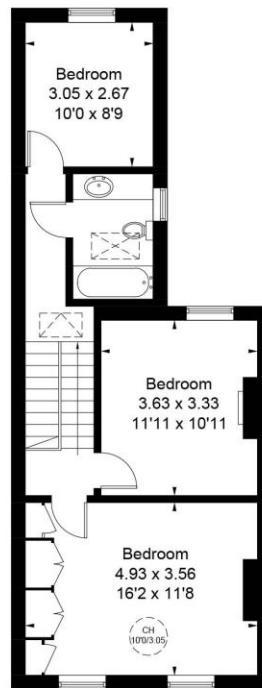
APPROXIMATE GROSS INTERNAL AREA
 BASEMENT = 217 SQ FT / 20.1 SQ M
 (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 835 SQ FT / 77.6 SQ M
 FIRST FLOOR = 579 SQ FT / 53.8 SQ M
 REDUCED HEADROOM = 160 SQ FT / 14.9 SQ M
 TOTAL = 1791 SQ FT / 166.4 SQ M



GROUND FLOOR



BASEMENT



FIRST FLOOR

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. (ID1303116)

