



**Elfort Road, Highbury, N5 1AZ**  
**£1,600,000**

**DAVID  
ANDREW**

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most  
valuable  
asset

## Elfort Road, Highbury, N5 1AZ

This wonderful three-bedroom mid-terraced family house is situated in the heart of Highbury and offers 1269 sq ft (117.9sq m) of internal living space, excluding the basement. The house benefits from a bright east-west facing aspect and has been recently redecorated throughout, retaining beautiful period features. The spacious layout includes a double reception, three well-proportioned bedrooms, two bathrooms, and an easy-to-maintain garden, making it ideal for growing families. The kitchen features French doors that open to a balcony, providing a lovely secondary outdoor space to enjoy. The house is ready to move into, and also offers great upside potential for expansion, with options to extend into the side return, basement, or loft (subject to planning permission).

Elfort Road is a well-located, quiet and family-friendly road within proximity to fantastic schools, parks, cafes/restaurants and transport links. Arsenal Underground (Piccadilly Line) and Drayton Park National Rail station are a five-minute walk away, allowing direct transport links into the City, King's Cross St. Pancras and Heathrow Airport. Enjoy being a short walk away from Gillespie Park Nature Reserve, Highbury Barn and Highbury Fields.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Wonderful Mid-Terraced Family House in Highbury
- 1695 sq ft (157.5 sqm) including Reduced Height Basement
- Three Well-Proportioned Bedrooms, and Two Bathrooms
- Great Upside Potential for Expansion (Side Return, Basement and/or Loft Conversion) - Subject to Planning Permission
- Recently Redecorated House, Featuring Lovely Period Features Throughout.
- Kitchen with French Doors Opening to a Lovely Terrace and View
- Neat and Easy-to-Maintain Garden
- Excellent Highbury Location, with Fantastic Schools, Restaurants, and Transport Links Nearby













# Elfort Road, N5

Approximate Gross Internal Area = 1269 sq ft / 117.9 sq m  
Basement incl. Reduced Height = 426 sq ft / 39.6 sq m  
Total = 1695 sq ft / 157.5 sq m

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**Certified Property Measurer**

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. (ID1287952)

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has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own id those of professional s. David Andrew Estates bility for any error contained in these particulars.

### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

### Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

### Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

### Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222



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