

Battledean Road

Highbury, N5

Asking Price £2,300,000

A beautifully presented, bay-fronted Victorian terrace offering approx. 1,907 sq ft of internal space across four elegant floors, located on the quiet and desirable Battledean Road, just moments from the open green spaces of Highbury Fields.

CHESTERTONS









Battledean Road

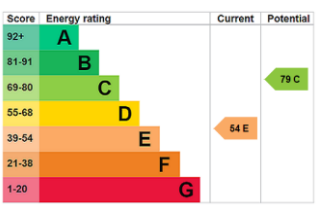
Highbury, N5

- Four bedroom Victorian family home
- Three bathrooms
- Accommodation arranged over four levels
- Secluded rear garden
- Terrace off the principal bedroom
- Moments from Highbury Fields



This charming home seamlessly blends period character with contemporary design. Upon entry, you're welcomed by a generous hallway leading down to a bright, open-plan living and dining area. A raised kitchen is thoughtfully positioned in the bay window at the front of the house, creating a distinct yet connected space ideal for entertaining. The rear reception area has been stylishly extended to maximise light, with large bifold doors opening onto a beautifully manicured west-facing garden — a perfect urban retreat for summer evenings. On the first floor, the half landing offers a well-appointed family bathroom and a spacious double bedroom with bespoke built-in wardrobes. At the front of the house is a generously sized bedroom featuring an elegant bay window and additional fitted storage. The second floor mirrors this layout, with another four-piece family bathroom and a further double bedroom on the half landing. The standout principal bedroom occupies the front of the house, complete with vaulted ceilings, mirrored built-in wardrobes, and a sense of privacy and space. A few stairs leads to a stylish en-suite bathroom, finished to a high standard, which opens through sliding glass doors onto a private roof terrace — offering uninterrupted views across Highbury and beyond. Battledean Road is a peaceful, tree-lined residential street tucked away in one of Highbury's most sought-after enclaves. Known for its friendly community feel and attractive Victorian architecture, the road enjoys very little through-traffic, making it ideal for families and professionals alike. Just around the corner lies Highbury Fields, one of North London's most cherished green spaces. Spanning over 27 acres, the park offers tennis courts, a children's playground, café, and a leisure centre with a swimming pool and gym. It's a true hub of the neighbourhood and perfect for weekend strolls, morning runs, or relaxed picnics. Highbury Barn is within close proximity and provides an excellent array of independent shops, along with charming cafes and a popular local pub, The Highbury Library. Upper Street, with its rich mix of restaurants, boutiques, and nightlife, is also just a short walk away. The property benefits from outstanding transport connections. Highbury & Islington station (Victoria Line, Overground and National Rail), providing fast links into the West End, City, and beyond. Drayton Park station is also nearby, offering direct services to Moorgate. A rare opportunity to acquire a stylish, spacious family home on one of Highbury's most desirable streets .

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

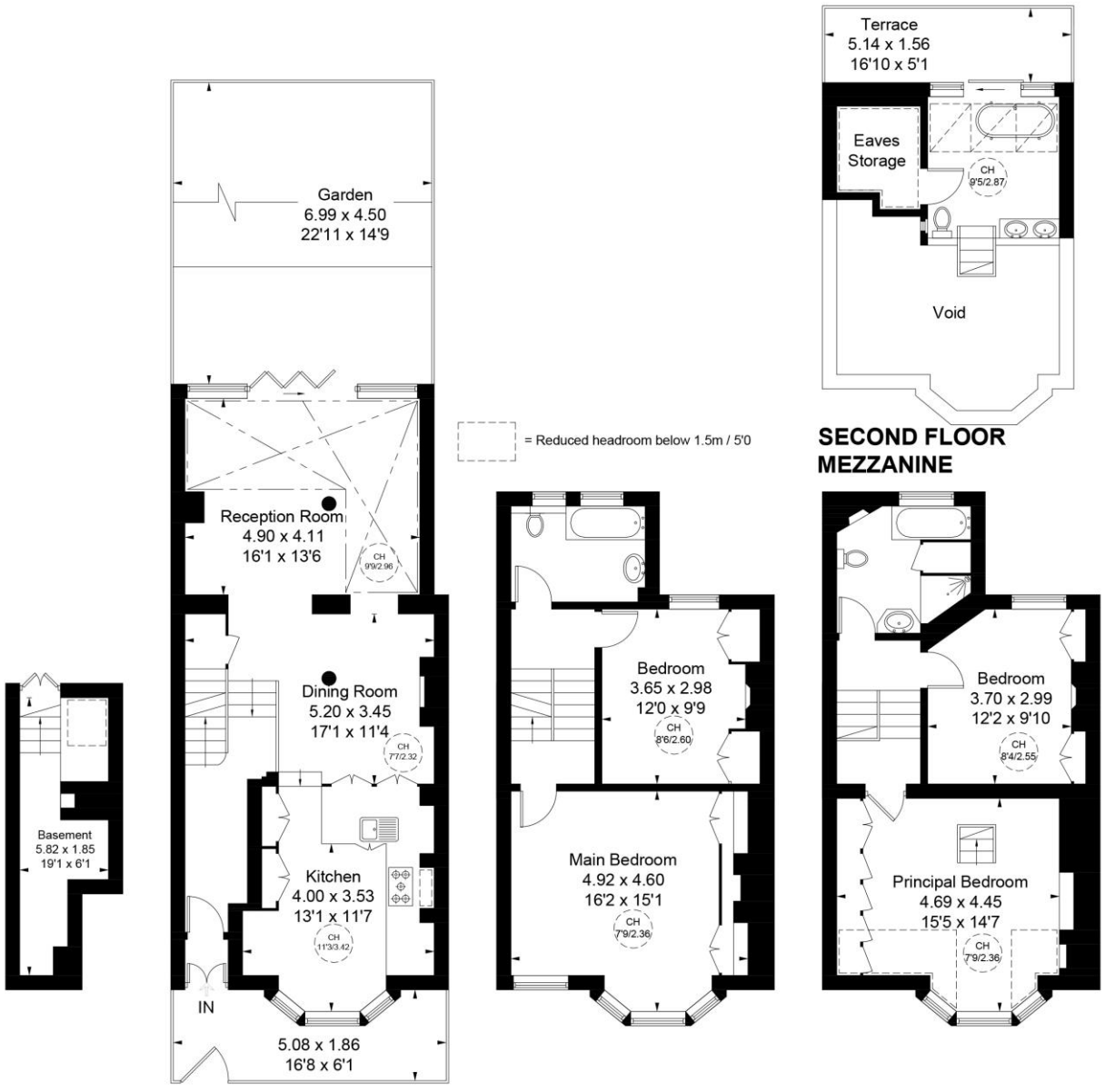


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BATTLEDEAN RD, N5

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / EAVES STORAGE)
BASEMENT = 88 SQ FT / 8.2 SQ M
GROUND FLOOR = 678 SQ FT / 63.0 SQ M
FIRST FLOOR = 497 SQ FT / 46.2 SQ M
SECOND FLOOR = 453 SQ FT / 42.1 SQ M
SECOND FLOOR MEZZANINE = 95 SQ FT / 8.8 SQ M
REDUCED HEADROOM / EAVES STORAGE = 96 SQ FT / 8.9 SQ M
TOTAL = 1907 SQ FT / 177.2 SQ M



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