



Spacious Georgian house overlooking Highbury Fields

Highbury Terrace, London, N5

£5,250,000 Freehold

savills

Three window wide first floor reception room • 8 bedrooms • 3 bathrooms plus cloakroom • Separate lower ground floor one bedroom flat • Dining room overlooking Highbury Fields • Kitchen overlooking the rear garden • Over 6 storeys • Utility room • 94' West facing garden • Wine cellar • Stunning location on Highbury Fields • Excellent transport links

Local Information

Highbury Terrace occupies one of the most sought after spots in both Highbury and Islington. Overlooking Highbury Fields' 33 acres of open space with Highbury Corner, and it's associated travel links providing access both South, East, West and North at the south end.

This is a rare opportunity to acquire a magnificent Georgian town house overlooking Highbury Fields.

About this property

This wonderful example of a Georgian (c1789) London town house is in one of the most iconic locations in both Highbury and Islington. This house is very unusual in that it is laid out over six floors with many of the original features. The rooms are exceptional in proportion and have wonderful views front and rear. In the early 19th century the house was owned by Joseph Huddart, an inventor, hydrographer and engineer, who spent his time studying and improving the techniques for the manufacturing of rope. He was also a keen star gazer and built the top floor room in the loft which was designed to replicate the cabin of a ship - this room still has the original storage cupboards for his numerous telescopes. Over the years this room has been used as a bedroom and has stunning views over the City skyline.

The current owners have lived in the house for the last 52 years and have adapted it to suit their family needs over this time. The upper three floors have six bedrooms and family bathroom plus cloakroom. The first floor has a seventh bedroom and another family bathroom. To the front of this floor is a stunning three window wide reception room with many period features including fireplace and marble surround plus cornicing. The raised ground floor is occupied by the kitchen with views over the rear garden and the dining room is to the front with stunning views over Highbury Fields. There is a utility room at the rear with access to the garden. The one bedroom self contained flat lower ground floor could easily be reinstated into the main house. The mature 95' West facing garden is accessed from both the raised and lower ground floors.

The house is in need of some modernisation but has the potential to be an exceptional family house.

Tenure

Freehold

Local Authority

Islington

Energy Performance

EPC Rating = To be confirmed

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.





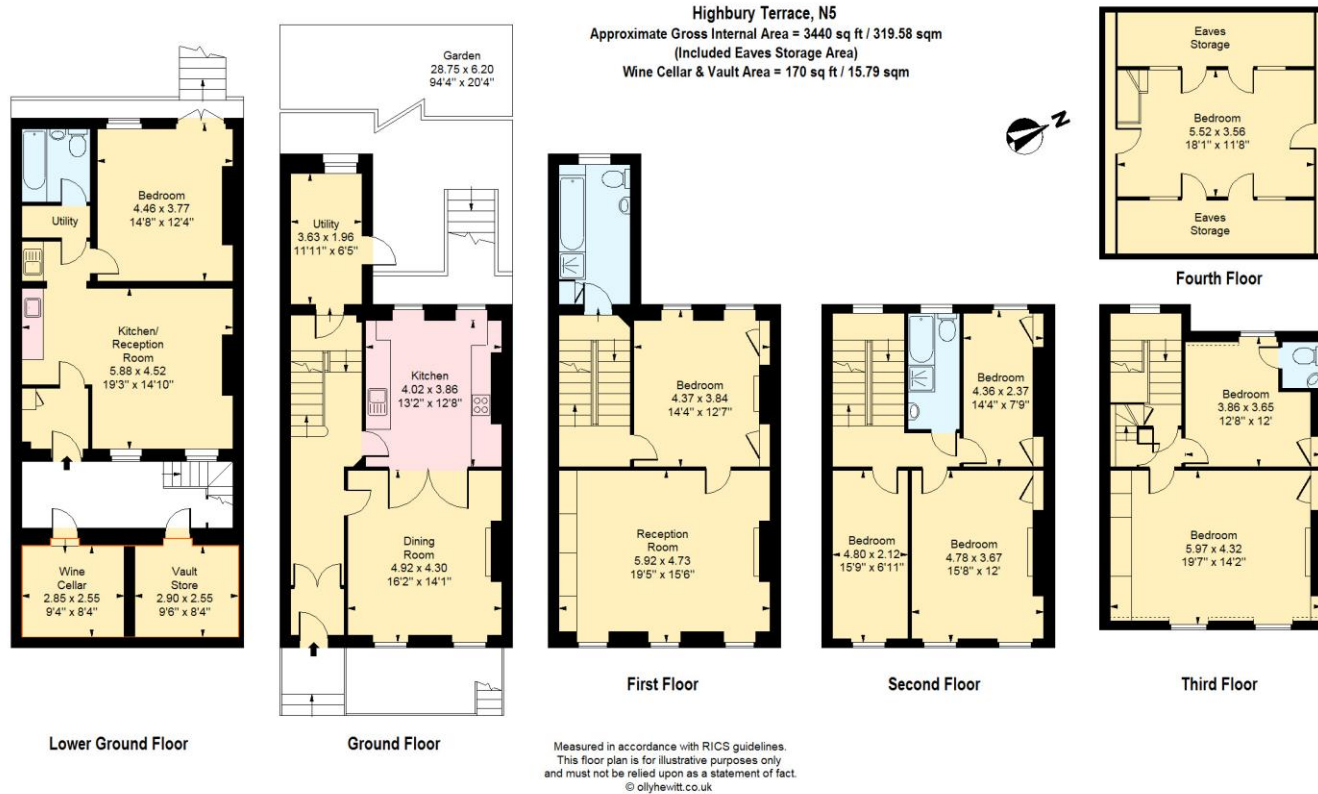
Highbury Terrace, London, N5
Gross Internal Area 3440 sq ft, 319.6 m²



savills

savills.co.uk

Sarah Curtis
Islington
+44 (0) 207 226 1313
sarah.curtis@savills.com



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200713GEVP

