



A fabulous contemporary town house with all the benefits of modern living.

Loxford Gardens, London, N5

£1,950,000 Freehold



Kitchen/dining room • Reception room • Master bedroom with dressing area, en suite bathroom • 3 further bedrooms • Bathroom • Utility room • Cloakroom • Flexible accommodation • 53' garden • Off street parking • Award winning development • 24/7 Concierge

Local Information

The Loxfords is an award-winning residential scheme, in the heart of Highbury.

It is moments from Highbury Barn and Highbury Fields, ideally located for the independent local shops and excellent transport links at Highbury Corner, Arsenal and Drayton Park. Highbury Fields, with its open green space, gym and tennis courts are all within easy reach along with the amenities on Upper Street

About this property

This modern, terrace town house has everything you would expect from a contemporary home, with under floor heating, large windows and structural glass to allow light to flood in, plenty of storage and importantly off street parking space.

You enter the house into a bright hallway with a large open plan kitchen and dining room, with sliding doors leading onto a rear 53' garden. Also off the hallway is WC and large utility room.

Over the first floor is a large reception to the rear, again with bifold doors overlooking the garden. There are four bedrooms over the second and third floors, including a Principle bedroom with walk through wardrobe and ensuite bathroom.

This impressive house offers flexible use of the accommodation.

Tenure

Freehold

Local Authority

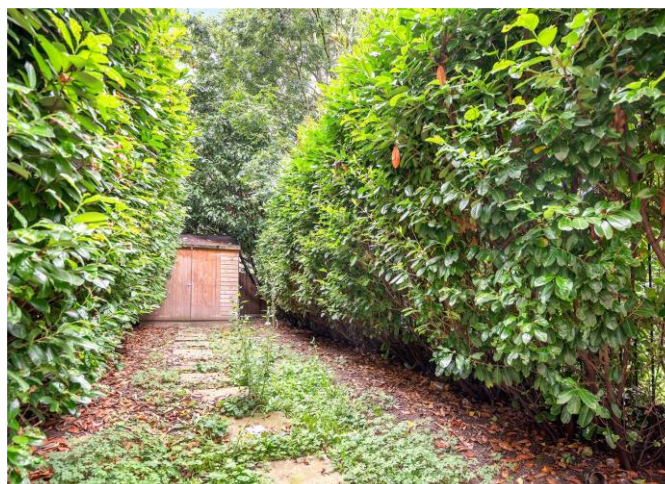
Islington

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
Telephone: +44 (0) 207 226 1313.



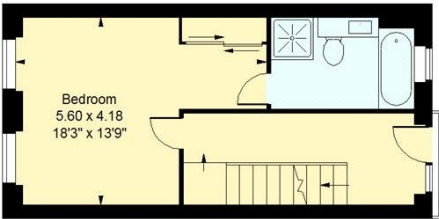


Loxford Gardens, London, N5
Gross Internal Area 1677 sq ft, 155.8 m²

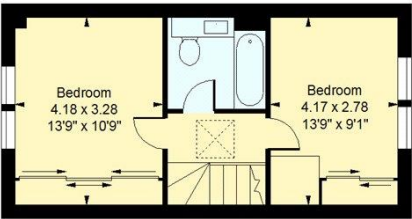
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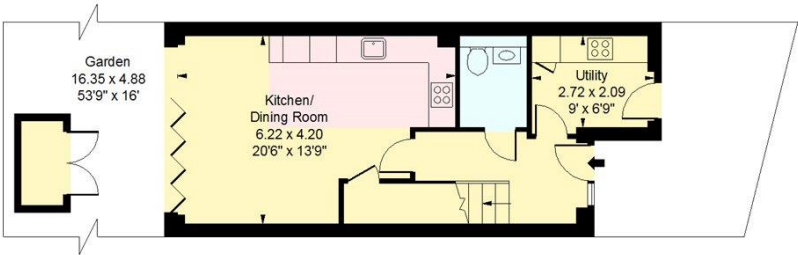
Loxford Gardens, N5
Approximate Gross Internal Area = 1677 sq ft / 155.79 sqm
Approximate Garden Area = 1006 sq ft / 93.47 sqm



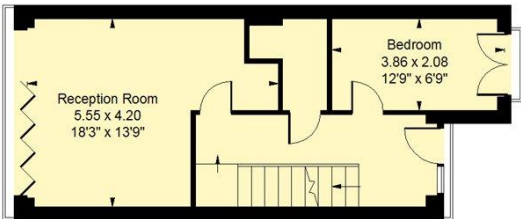
Second Floor



Third Floor



Ground Floor



First Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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