



## AN IMPOSING FAMILY HOME WITH 6 BEDROOMS AND SOUTH WEST FACING GARDEN

PYRLAND ROAD  
HIGHBURY, N5

**Guide Price £2,650,000, Freehold**





31' reception room • study • 40' kitchen/dining room • utility room • master bedroom suite with walk-in wardrobe and en suite bathroom • 5 further bedrooms • wet room • shower om • separate cloakroom • storage vault • 2 terraces • South West facing garden

#### Location

Pyrland Road is an attractive tree lined road in Highbury, only 0.3 miles from Canonbury Station and also convenient for both Highbury & Islington Station (Victoria Line and Overground) and the shops and restaurants of Upper Street. Newington Green is 0.2 m away with its many trendy cafes, shops, bars and restaurants.

#### Description

This imposing house has fantastic proportions and has been beautifully renovated by the current owners. On the ground floor is a 50 ft reception room with a beautiful bay window at the front and French doors to the rear, leading out onto a south west facing terrace. The glass balustrade on the terrace is both stylish and practical in allowing natural light to flood in via French doors. Downstairs is a kitchen/family room which has been beautifully designed by architects' Lipton Plant. Cherry wood units and stainless steel appliances give a classic yet contemporary feel. To the rear of the room, which lends itself as a comfortable seating area or dining space, there is a fantastic skylight and bi-folding glass doors which lead out onto the south west facing garden. The width of the garden is particularly striking for central Islington and perfect for families as it flows out from the main family room. Also on this floor is a store room or walk in pantry, a WC and separate utility room. Upstairs over the next three floors are six bedrooms and three family bathrooms, two of which feature a separate bath and shower. Five of the bedrooms are good sized doubles and the master features a private terrace, walk in wardrobe and en suite. Sash windows, cherry wood floors and school radiators are just some of the gorgeous features throughout this fantastic family home.

#### Viewing

Strictly by appointment with Savills.















Measured in accordance with RICS guidelines.  
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