



111 Highbury New Park

London ♦ N5 2HG

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AN EXTREMELY IMPRESSIVE 5/6
BEDROOM FAMILY HOME WHICH
HAS BEEN REFURBISHED TO THE
HIGHEST STANDARD.

Master bedroom, dressing room and en suite bathroom

4 further bedrooms

2 bathrooms

separate cloakroom

38' reception room

Cinema room

Kitchen/dining room

Utility room

Wine store

3 store rooms

Front and rear garden



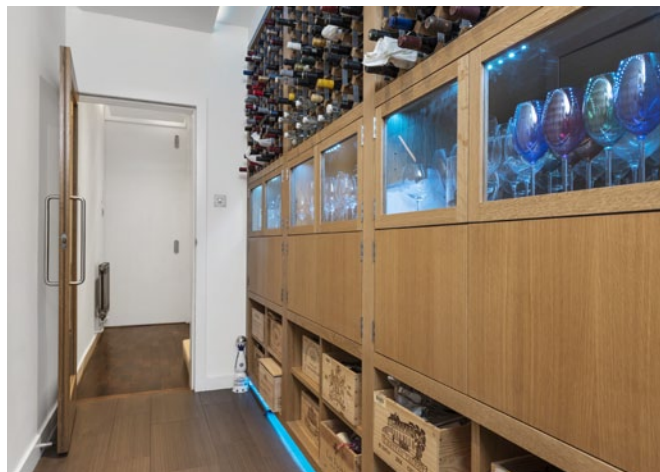






SITUATION

Highbury New Park is a wide tree lined road in Highbury which is well placed for the transport links at Canonbury station (Overground) and Highbury & Islington station. (Victoria Line) There are also excellent bus routes offering easy access to the City, West End, Canary Wharf, and the international connections at Kings Cross St Pancras. Highbury Barn offers charming local shopping and amenities and is a short walk away, whilst further facilities including restaurants, bars, theatres and cinemas are close by on Upper Street.







DESCRIPTION

This unique and impressive family home was refurbished by the current owner to an extremely high standard in 2015. The property has a contemporary yet homely atmosphere and is a wonderful living environment which is the perfect balance between stylish and practical. Wide sandstone steps lead up to the front door, which opens up into an unusually wide hallway at raised floor ground level. Off the hallway is a fantastic 38 ft double reception room, with a west facing window to the rear and beautiful bay window on the façade. The house faces the impressive church on Highbury New Park and a very smart row of houses opposite. Downstairs is a contemporary family kitchen with adjoining sun room which could be used as an additional reception space or dining area. Glass bi-folding doors lead out on to a patio which adjoins the impressive family garden. Also on this floor is excellent wine storage as well as a cinema room which has been expertly fitted to give perfect acoustics and a mesmerising starry ceiling! On the first floor is a well-proportioned double bedroom with beautiful en suite and adjoining store room. Also on this floor is an additional reception room which also makes a good playroom or large study, fitted with fantastic floor to ceiling inbuilt storage. On the second floor are three further double bedrooms, another store room and family bathroom, again fitted to a high standard. On the top floor is the new roof extension where the current owners have created a tranquil master suite including a walk-in wardrobe, en suite and amazing window seat with views over the roof tops of Highbury.

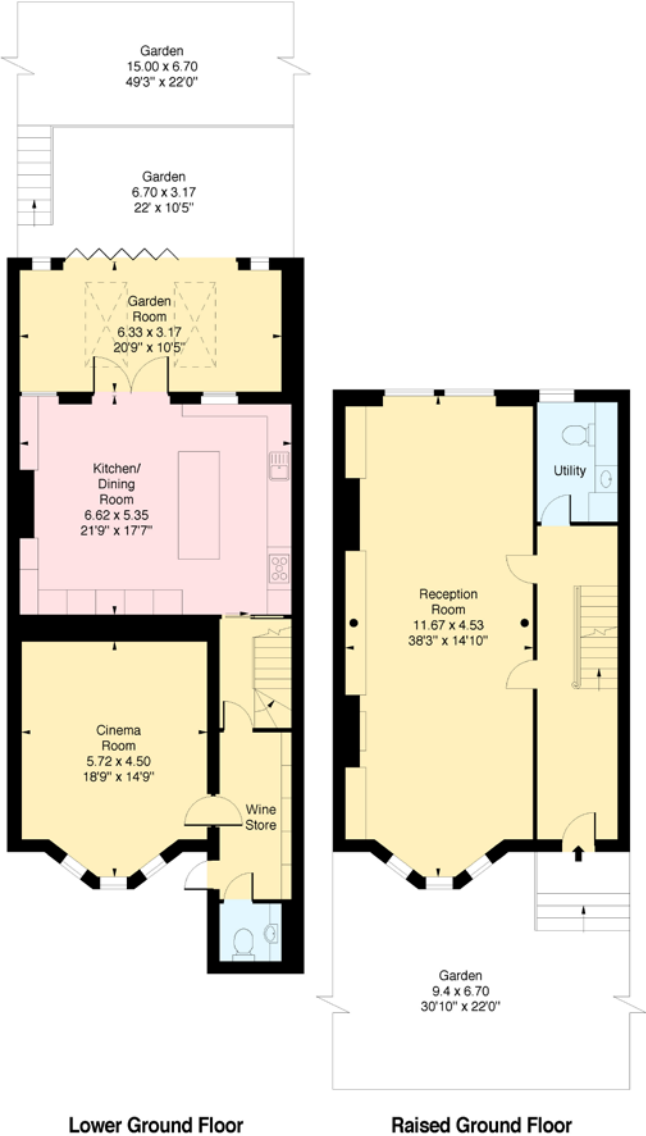
Situated one in from the end of the terrace, the house benefits from wonderful open views. This is an extremely special property.



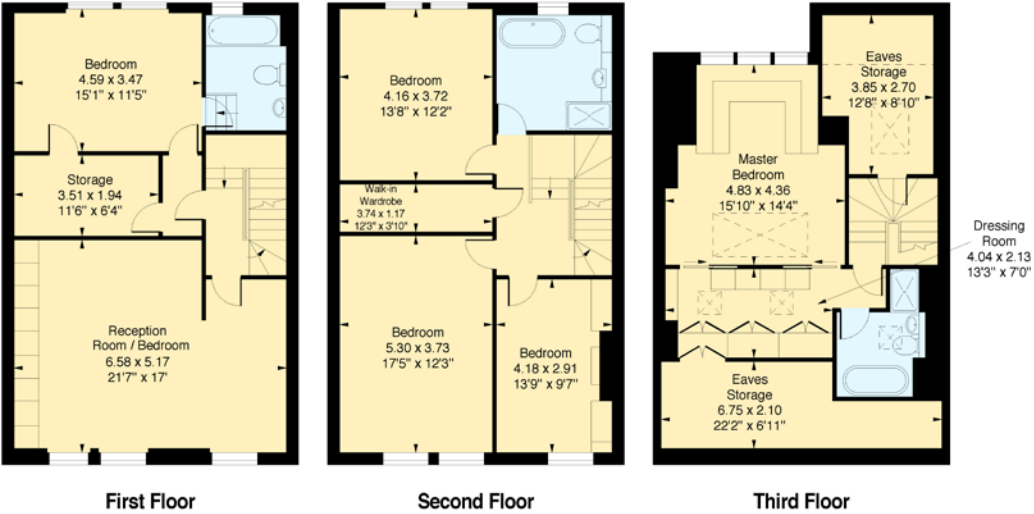




HIGHBURY CRESCENT

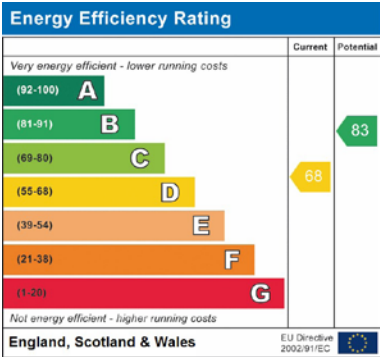


Highbury New Park, N5
Approximate Gross Internal Area = 4015 sq ft / 372.99 sqm
(Including Eaves Storage)
Approximate Gross Internal Area = 3766 sq ft / 349.86 sqm
(Excluding Eaves Storage)



Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

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