



A FABULOUS CONTEMPORARY MEWS HOUSE WITH ALL THE BENEFITS OF MODERN LIVING

MELODY LANE
Highbury, London, N5 2BQ

Offers in excess of £2,000,000 - Freehold



Kitchen/reception room • Master bedroom with dressing area, study, en suite bathroom and terrace • 2-3 further bedrooms • shower room • utility room • cloakroom • flexible accommodation • front and rear garden • off street secure parking • award winning development • secure gated mews

Location

Melody Lane is a private gated mews, 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.

Description

This modern, end of terrace mews house has everything you would expect from a contemporary home, with under floor heating throughout, large windows and structural glass to allow light to flood in, plenty of storage and importantly a private parking space in front of the house, perfect for an electric car.

You enter the house into a voluminous, triple height, open plan living space that extends from front to back with kitchen, dining area and large reception with sliding doors leading onto a rear courtyard garden. The top floor has been converted into a master suite with a large double bedroom leading to an en suite bathroom, private covered roof terrace, dressing area and study with a front terrace. This floor had previously been arranged as two bedrooms, both with en suite bathrooms. The house could be easily converted back to provide four good bedrooms. Across the first floor are a further two double bedrooms with built in wardrobes, family bathroom and utility room.

This impressive house offers flexible use of the accommodation.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

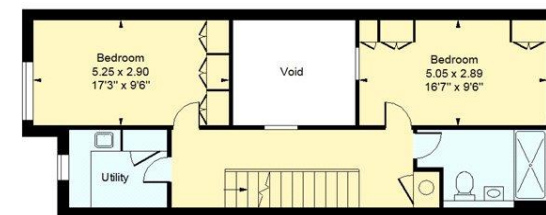
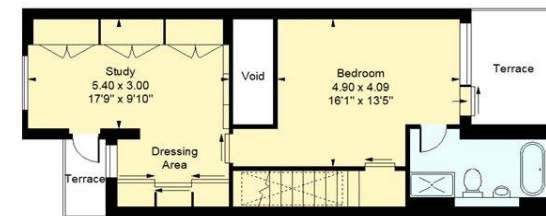
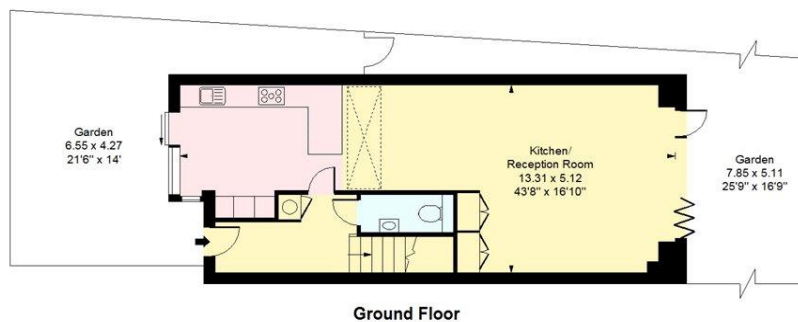
Viewing

Strictly by appointment with Savills.





Melody Lane, N5
Approximate Gross Internal Area = 1932 sq ft / 179.48 sqm



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.



Islington
Adam Smith
arsmith@savills.com
+44 (0) 207 226 1313

savills.co.uk

Important notice: Savills, their 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. 20190708EMNO

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	86
(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