



SUBSTANTIAL FAMILY HOUSE WITH MATURE REAR GARDEN

FREEGROVE ROAD
LONDON, N7 9RG

Guide Price £1,950,000 – Freehold



Double reception room • kitchen/dining room • 6 bedrooms • bathroom • 2 shower rooms • separate w.c. • mature rear garden

Location

Freegrove Road has great transport links, with excellent bus routes, Caledonian Road tube just around the corner and Highbury & Islington tube and train station a 15-minute walk away. The Pleasance Theatre is also close by, as well as the Gower Montessori Nursery & Primary School.

Description

This attractive and substantial Victorian property is set over four storeys and located within the sought after Hillmarton conservation area. An ideal family home, this house offers well-proportioned rooms with good natural light and contemporary renovations, whilst retaining many of its original period features.

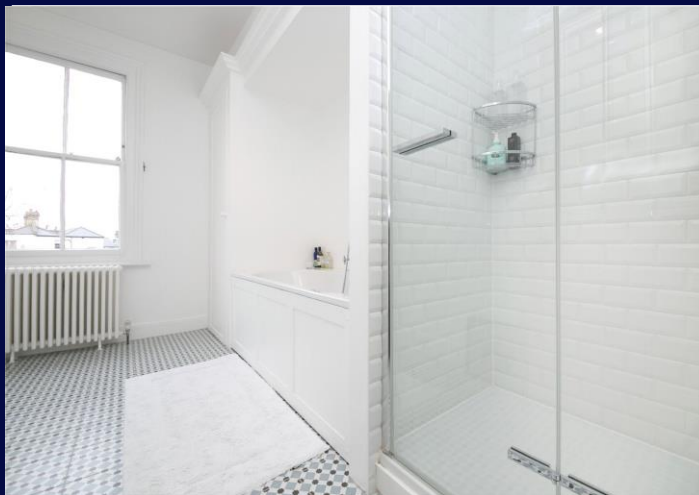
The spacious entrance hall provides access to a guest cloakroom, store and access to a utility room. It also leads to an impressive double reception room with good ceiling height and original Victorian fireplace. French doors lead down to a fabulous modern fitted kitchen and open plan dining space that is flooded with natural light via the large sky lights. The dining area opens onto a well-stocked, mature rear garden.

The upper floors offers six generously sized bedrooms. On the first floor there is a beautifully light and spacious master bedroom along with two further double bedrooms (one is currently used as a study) and a modern shower room set around a wide landing. On the second floor are two large double bedrooms (one en-suite) and a newly refurbished family bathroom. The third floor offers a wonderful living space which is currently used as a playroom/entertainment area and could be used as a further bedroom; it has wonderful eaves storage and stunning views.

Energy Performance

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







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC