



## AN IMPRESSIVE THREE STOREY VICTORIAN HOUSE CLOSE TO Highbury Fields

ARVON ROAD  
Highbury, London, N5 1PS

**Guide Price £1,550,000 - Freehold**





---

A three storey Victorian property • Five bedrooms and family bathroom • Open plan double reception room • Period features, bare wood floor boards • Bespoke kitchen • Excellent transport facilities close by • Close to wonderful shopping

---

### Location

Arvon Road is close to Highbury & Islington station with the national and international connections of King's Cross/St Pancras one stop away. The shops, restaurants and bars of Upper Street plus a Waitrose and Marks & Spencer are a short distance away. Highbury Fields and Highbury Barn are just around the corner.

### Description

The ground floor offers a double reception room with wonderful period features and double doors to the rear giving access to the garden. The bespoke kitchen is to the rear and again gives access to the garden. The upper two floors offer five spacious double bedrooms and family bathroom. The cellar offers useful storage space.

### Energy Performance

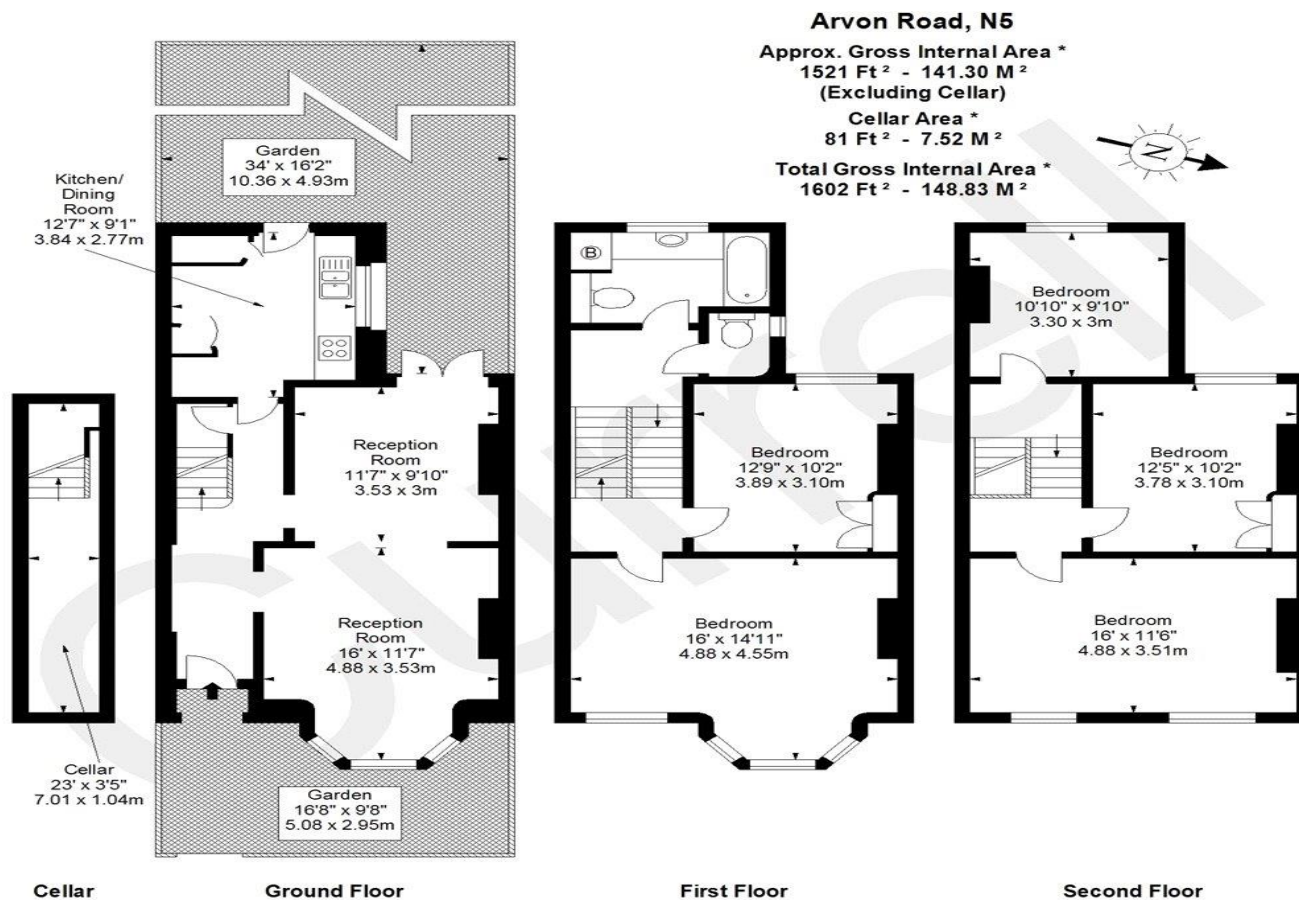
A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.









**Islington**  
**Paul Williams**  
**pwilliams@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. 20190515EMNO

