



AN ATTRACTIVE FAMILY HOUSE IN A QUIET AND SOUGHT AFTER PART OF HIGHBURY

HORSELL ROAD
HIGHBURY, LONDON, N5 1XP

Guide Price £1,695,000 - Freehold



reception room • kitchen/dining room • 5 double bedrooms • 2 bathrooms • shower room • garden • quiet Road • close to Highbury Fields • bright and airy rooms • popular road in N5 • Nearest station is Highbury & Islington

Location

Close to Highbury Fields, Horsell Road is very well placed for local amenities and all the facilities on the Fields, as well as the shops, bars and restaurants on Upper Street and Highbury Barn. There are excellent transport links into the City, East and West End at Highbury Corner and numerous bus routes from Highbury and the Holloway Road.

Description

This large family home offers flexible use of the accommodation and is currently arranged as a five bedroom house. Across the raised ground floor is a large open plan kitchen and dining room and a bathroom on the split landing. Over the first and second floors is the master bedroom with bay window and a further three double bedrooms and shower room and wc. The lower ground level has previously been arranged as a separate self-contained flat with its own entrance but is now opened up to the whole house and has a large reception room, bedroom bathroom and kitchen or utility room. To the rear of the house is a large garden with handy side access to the road to bring in prams and bikes etc rather than having to bring them through the house.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





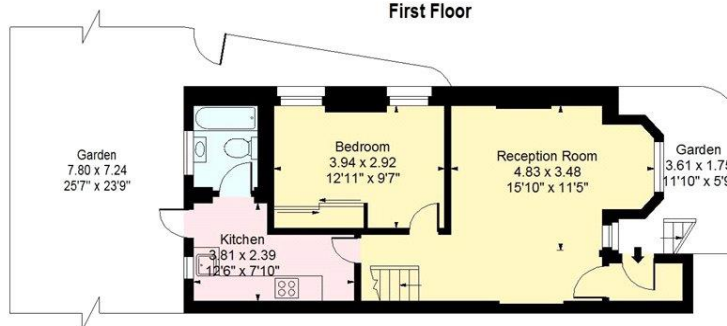
Horsell Road, N5
Approximate Gross Internal Area = 1944 sq ft / 180.60 sqm



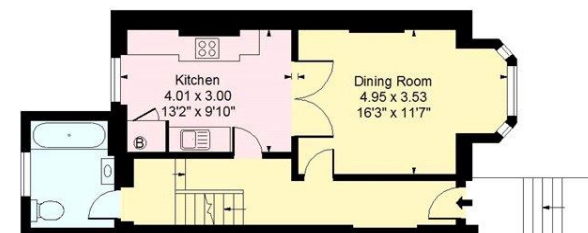
First Floor



Second Floor



Lower Ground Floor



Raised Ground Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC