



## A BEAUTIFULLY STYLED FAMILY HOUSE IN Highbury

EBURY MEWS  
LONDON, N5

Guide Price £2,400,000 - Freehold





2 Receptions • kitchen • 4 bedrooms, 2 en suite •  
1 WC • living space over numerous levels •  
private garden and two balconies • communal  
gardens • gated mews • internal crittall windows

#### Location

Ebury Mews brings contemporary design and luxurious urban living to this thriving part of North London. Situated on a tranquil, classic London, tree lined road, the enclave of Ebury Mews sits comfortably amongst traditional Victorian villas, within the popular Sotheby Road Conservation Area. Nestled within the urban surroundings of Highbury, and just a couple of minutes from Arsenal tube, the development benefits from easy access to local retailers, open green spaces including Highbury Fields and Clissold Park, reputable schools and convenient access to transport including excellent bus routes and the Victoria Line and Overground at Highbury and Islington station. With its cafes, delicatessens and bespoke shops, Highbury Park, affords a cosmopolitan atmosphere.

#### Description

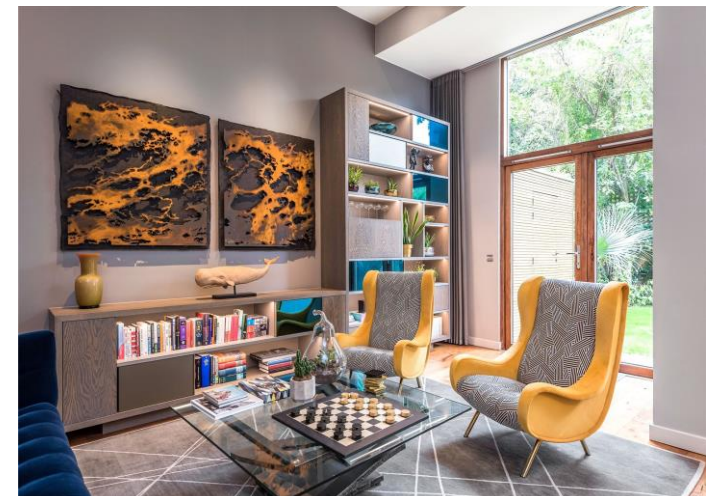
This fantastic four bedroom family home was built in 2012 and has been professionally refurbished by the current owners and their interior design team to create an absolutely unique space. Situated within a gated mews this house is semi detached and benefits from the mews facilities including secure bike storage and a communal square/garden, which the other three mews houses within the development also share.

Entering the house is a spacious hallway which leads into a wonderfully open reception space. This area has been excellently designed by the owners with bespoke built in storage. The incredible ceiling height creates an amazing sense of space. The entire rear wall of the house is glass with doors leading out on the private rear garden. Down a few steps and at the front of the house is the high specification kitchen, large enough for an 'eat in' dining area. Located just above the main living space is another reception space on the mezzanine, perfect as a less formal seating area, snug or study. On the first floor are three very well sized bedroom, two with ensuite bathrooms and one with a balcony overlooking the garden. There is also a useful utility cupboard on the landing. On the top floor is the stunning master suite, with walk in wardrobe, luxurious ensuite bathroom as well as full width balcony. The skylight on the landing floods this floor, with natural light.

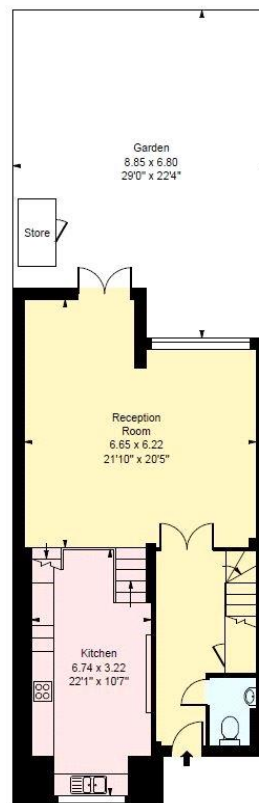
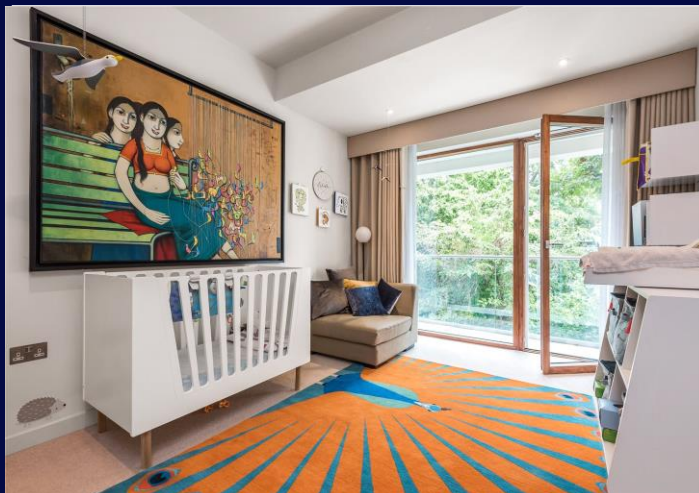
This is an absolutely fantastic house which has been designed and improved to the highest standard.

#### Viewing

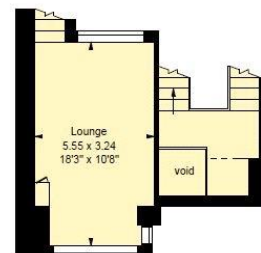
Strictly by appointment with Savills.



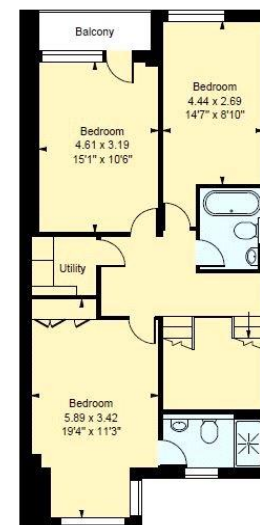




Ground Floor



Upper Ground Floor



First Floor



Second Floor

Ebury Mews, N5  
Approximate Gross Internal Area = 2359 sq ft / 219.15 sqm  
(Including Eaves Storage & Restricted Head Height)  
Approximate Gross Internal Area = 2289 sq ft / 212.65 sqm  
(Excluding Eaves Storage & Restricted Head Height)



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+) <b>A</b>		
(81-91) <b>B</b>	83	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC