



Truly unique garden maisonette set within a very imposing Victorian house

Highbury New Park, London, N5

Offer in excess of £900,000 Share of Freehold



Garden maisonette • Set within imposing Victorian house • Spacious reception • Eat-in kitchen • Two double bedrooms • Family bathroom • Very exotic private section of the rear garden • Many period features • Excellent storage • Share of freehold • Wonderful amenities nearby • Great transport links

Local Information

Highbury New Park is a wide tree lined road in Highbury which is well placed for the transport links at Canonbury station (Overground) and Highbury & Islington station (Victoria Line). There are also excellent bus routes offering easy access to the City, West End, Canary Wharf, and the international connections at Kings Cross/St Pancras. Highbury Barn offers charming local shopping and amenities and is a short walk away, whilst further facilities including restaurants, bars, theatres and cinemas are close by on Upper Street. And the area is spoilt for green spaces as Clissold Park and Highbury Fields are close by.

About this property

This truly unique garden maisonette is set within a very imposing Victorian house. The proportions of the rooms are amazing and there are numerous original period features throughout. The spacious reception is on the ground floor and set to the front with beautiful fireplace and marble surround. The large eat in kitchen set to the rear has wonderful views over the garden.

Stairs lead you down to the lower ground floor. The room to the front was used as a studio/bedroom and the main bedroom is to the rear - both are again very spacious rooms. The wide hall offers wonderful wardrobe and storage space and the family bathroom is set to the back. There are various storage spaces - the one at the rear could be incorporated into the property.

The maisonette owns the first half of the garden - the owners planted bamboo and palm trees many years ago which have created a very exotic garden.

This very unusual maisonette must be seen to be appreciated and presents a unique opportunity to be updated to fulfil its true potential. It is offered chain free.

Tenure

Share of Freehold

Local Authority

Islington

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
Telephone: +44 (0) 207 226 1313.





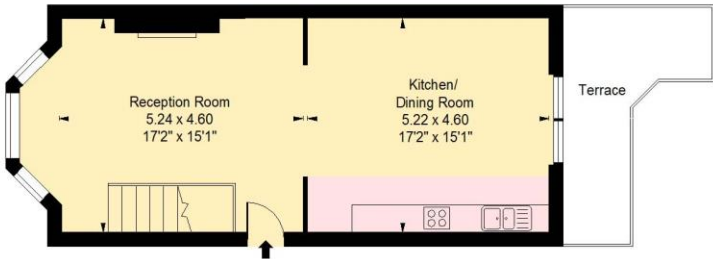
Highbury New Park, London, N5
Gross Internal Area 1323 sq ft, 122.9 m²

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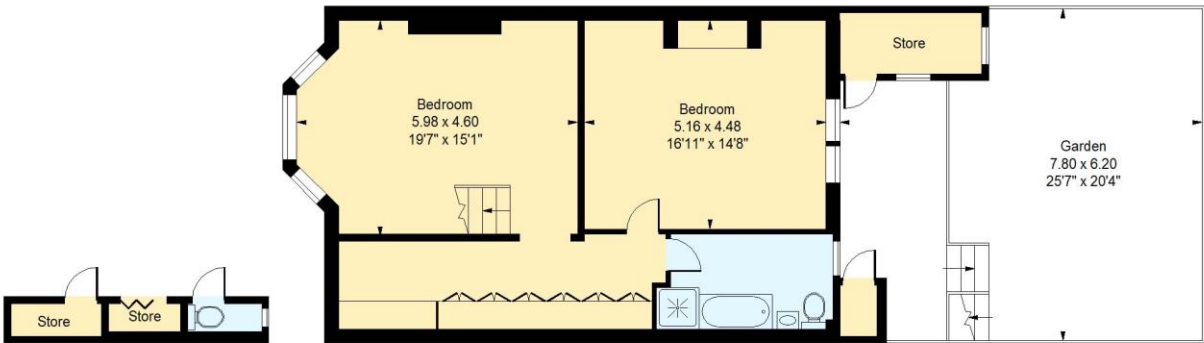
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**Lower Maisonette,
Highbury New Park, N5**

Approximate Gross Internal Area = 1323 sq ft / 122.91 sqm
Approximate Terrace Area = 100 sq ft / 10.29 sqm
Approximate Garden Area = 471 sq ft / 43.76 sqm
Approximate WC & Storages Area = 89 sq ft / 8.27 sqm




Raised Ground Floor



Lower 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		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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