



Beautiful house overlooking Highbury Fields

Highbury Terrace, London, N5 1UP



First floor double reception room • Study • Further reception room • Kitchen/dining room • Master bedroom suite with large en suite bathroom • 2 further bedrooms Wet room • Separate cloakroom • Utility room • Wine cellar • Mature West facing garden • Stunning mews on Highbury Terrace Mews house attached

Local Information

Highbury Terrace occupies one of the most sought after spots in both Highbury and Islington. Overlooking Highbury Fields' 33 acres of open space with Highbury Corner, and its associated travel links providing access both south, east, west and north at the south end.

This is a most unusual opportunity to acquire a magnificent Georgian town house overlooking Highbury Fields abutting a superb modern mews house that fronts Highbury Terrace Mews.

About this property

This is a beautiful example of a Georgian (c. 1789) London town house in one of the iconic locations in both Highbury and Islington. Arranged over five floors the house has many original features with good quality fixtures and fittings. The rooms are exceptional – both light and airy with high ceilings and lovely views both front and rear.

The current owners have maintained the house to a high standard whilst bringing up their family here. It is in excellent decorative order throughout.

The raised ground floor is occupied by the kitchen and dining room with attractive views over The Fields and access to the garden, and mews house beyond, at the rear.

The first floor has the most magnificent drawing room with high ceilings and three floor to ceiling windows to the front aspect.

The main bedroom and en suite bathroom occupy the second floor with further bedrooms and shower room on the top.

The lower ground floor offers flexible rooms that can be considered for use as further living space or easily adapted to further bedrooms if needed.

The attractive west facing and landscaped garden has both a potters and a garden shed.

Tenure

Freehold

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

Telephone: +44 (0) 207 226 1313.





Highbury Terrace, London, N5 1UP
Gross Internal area 291.43 sq m/3137 sq ft
Gross Vault area 7.15 sq m/77 sq ft
Gross Shed & Green house area 10.68 sq m/115 sq ft

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Exceptional mews house behind Highbury Terrace

10, Highbury Terrace Mews, London, N5 1UT



29' Reception/Kitchen • Master bedroom with en suite bathroom • 2 Further Bedrooms • Shower Room • Utility
2 Roof terraces • Front and rear garden • Light and airy rooms over three floors • High quality fixtures and fittings
Private mews • Beautifully finished and styled • Private rear garden

Local Information

Highbury Terrace Mews is situated behind one of the most sought after spots in both Highbury and Islington. Highbury Fields' is 33 acres of open space with Highbury Corner, and it's associated travel links providing access both south, east, west and north at the south end.

About this property

There are so few opportunities to acquire a mews house in Highbury and Islington – and this is one of the best I've ever seen

Located on a private mews road behind Highbury Terrace and Highbury Fields. It is extremely well placed for the terrific transport links at Highbury Corner that includes buses, the underground and national rail providing easy access to both the city, west and beyond.

This is a beautiful mews house built to the highest of standards with light and airy rooms over three floors. The current owners have styled wonderfully with good quality fixtures and fittings through.

The accommodation is laid out extremely well so everything is where you need it. The ground floor is laid out as generous living space, with a fitted kitchen.

The first floor has the main bedroom overlooking the garden with an in-suite dressing room and bathroom, a second bedroom with a further shower room and a utility room.

The second floor has a further bedroom or study, with a terrace at both the front and rear facing west and east.

This is an exceptional mews house that is absolutely ready to move into – a genuine turnkey property.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





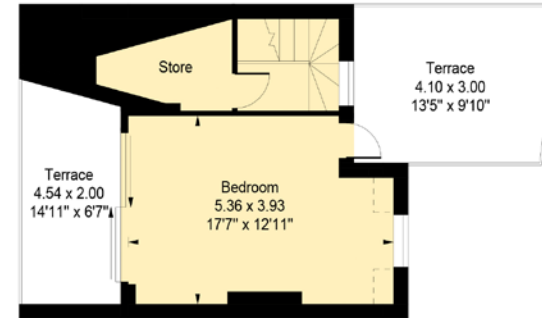
10, Highbury Terrace Mews, London, N5 1UT
 Gross Internal area 141.21 sq m/1520 sq ft



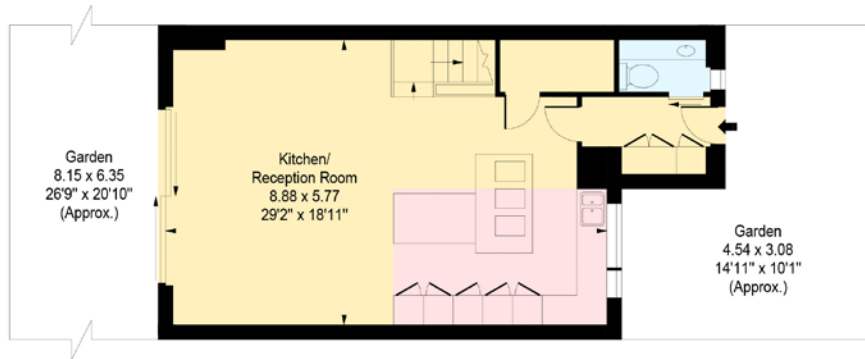
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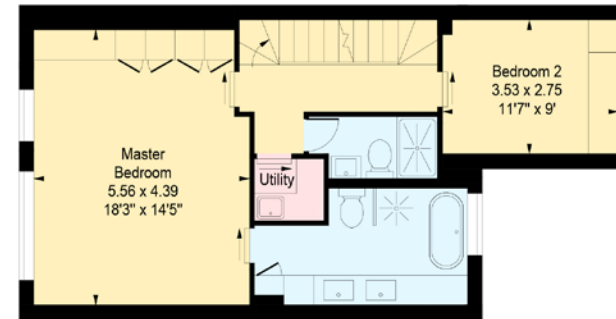
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Second Floor



Ground Floor



First Floor

Measured in accordance with RICS guidelines.
 This floor plan is for illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	88	89
(69-80)	C		
(55-68)	D		
(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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