



A beautifully proportioned family home.

**Highbury New Park, London, N5**

£4,000,000 Freehold





Reception room • Kitchen/dining room • Study • 6 bedrooms • En suite shower room • 2 bathrooms • Separate w.c. • Self-contained flat on lower ground floor comprising: • 2 bedrooms • Reception room • Kitchen • Bathroom • En suite shower room • Bathroom • Utility room • Store room • Roof terrace • Landscaped front and rear gardens • Off street parking • Handsome Victorian Villa • Well planned accommodation • Near to Highbury Barn • Close proximity to Highbury Fields and Clissold Park • Self contained garden flat

### Local Information

On the corner of Stradbroke Road and Highbury New Park this is an end of terrace freehold house built approx 1875. Well placed for access to local amenities at Highbury Barn with good transport links into the City and West End. Both Highbury Fields and Clissold Park are easily accessible for exercising children and dogs.

### About this property

This is a mid Victorian villa that enjoys the most beautiful and well proportioned accommodation arranged over five floors. At the end of the terrace the house has the benefit of an open access to the south side, including a most attractive balcony at the second floor level.

This is a beautiful family sized house that enjoys both light and well proportioned accommodation over five floors. The house has been restored with care and attention to detail with wonderful ceiling heights, and very attractive ceiling mouldings and fireplaces throughout. The upper floors provide attractive rooms that are flexible to provide up to 6 bedrooms if required.

Of particular note is the terrific reception/studio at the top of the house that has a sliding glazed roof - this room also has masses of eaves storage.

The first and second floors accommodate generous bedrooms and bathrooms, a study on the side and a most attractive balcony at the second floor level. The ground floor has generous living space with an elegant drawing room with high ceilings and large bay window, the entrance hall is both light and airy. There is a terrific fully fitted kitchen/day room at the rear that has two sets of doors that lead out to the rear garden. The garden floor is arranged as a self contained flat with it's own side access. The main bedroom has an en-suite shower room. There is a fully fitted kitchen and a really useful utility and store room. The well proportioned reception room has appealing views over the front garden. Subject to the unusual approvals, this level of the house could be reincorporated back into the main house.









The house is approached from a well designed and landscaped front garden, with steps up to the raised ground floor. The rear garden is also landscaped, and has the option to provide off street parking for one car with the side double doors.

This is a most attractive family home that is well placed for all amenities

**Tenure**  
Freehold

**Local Authority**  
Islington

**Energy Performance**  
EPC Rating = C

**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 4543 sq ft, 422.1 m²

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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                       |           |
| (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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