



Extra wide Victorian family house with exceptionally large mature garden.

Leconfield Road, London, N5

£1,995,000 Freehold

savills

Period family house • Exceptionally large private rear garden • Wide double reception room with period features • Separate kitchen with wonderful garden views • Five bedrooms • Two bathrooms • Separate guest cloakroom • Utility room • Separate lower ground floor access • Wonderful amenities close by • Excellent transport links

Local Information

Leconfield Road is located just off Newington Green which now offers a wonderful vibrant mix of independent restaurants, cafes and bars. Both Clissold Park and Highbury Fields are close by. Transport links are excellent with numerous buses on Newington Green to both the City and West End and Canonbury Overground Station is a short walk away linking you in to the Victoria tube line.

About this property

This is a truly unique period house - not only is it wider than most houses on the road - it has three windows on the raised ground floor - it also has an exceptionally beautiful large rear garden.

The double reception on the raised ground floor has wonderful features including period fireplaces with marble surrounds, ornate and fully restored cornices, ceiling roses and original wooden shutters. The separate kitchen at the rear has wonderful views over the stunning garden through a very large bay window. There is also a guest cloakroom on this level.

The family bathroom is on the half landing with a central roll top bath and the top floor offers three bedrooms.

On the lower ground floor is two further bedrooms, shower room and utility room.

The garden is particularly special and unique - you do feel like you are in a country garden. It is a very tranquil space which is hard to find in such an urban location.

The house is in need of some modernisation and has the potential for extensions subject to the necessary planning regulations.

Tenure

Freehold

Local Authority

Islington

Energy Performance

EPC Rating = E

Viewing

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





Leconfield Road, London, N5
Gross Internal Area 2036 sq ft, 189.2 m²

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Leconfield Road, N5
Approximate Gross Internal Area = 2036 sq ft / 189.14 sqm
Approximate Garden Area = 2819 sq ft / 261.89 sqm



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		
(39-54) E	54	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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