



Stunning four bed family Victorian house in very central Highbury road.

**Calabria Road, London, N5**

Guide Price £2,250,000 Freehold

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Victorian house • Double reception room • Spacious kitchen/dining room • Four double bedrooms • Two bathrooms, one en-suite • Guest cloakroom • Townhouse garden • Perfect Highbury location • Great amenities at Highbury Barn • Wonderful transport links nearby

#### Local Information

Calabria Road is perfectly located for Highbury Fields, Highbury & Islington tube linking you in to the Victoria line and overground stations. There are numerous buses close by. Shopping at Highbury Barn is wonderful with shops like La Fromagerie cheese shop and Godfreys the butcher.

#### About this property

Located in the perfect Highbury road this Victorian house offers wonderful family accommodation. The double reception on the ground floor has great light with the deep front window and period features including the very elegant cornicing and ceiling rose plus the fireplace and marble surround. The rear reception has wonderful fitted book shelves.

The spacious kitchen/dining room can be accessed from the hall or rear reception room. The roof light to the side ensures the room is flooded with light. Double doors lead you out to the townhouse garden.

There is also a downstairs cloakroom on this floor.

Stairs lead you up to the half landing and double bedroom to the rear and very useful store cupboard. The principal bedroom is to the front with double sash windows again giving good light. This bedroom also has wonderful fitted wardrobes.

The en-suite bathroom has a roll top bath, separate shower and double sinks.

On the top floor are two further double bedrooms and family bathroom.

The house is offered chain free as the owners have already bought their onward move.



**Tenure**

Freehold

**Local Authority**

Islington

**Council Tax**

Band = G

**Energy Performance**

EPC Rating = To be confirmed

**Viewing**

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

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+44 (0) 207 226 1313.

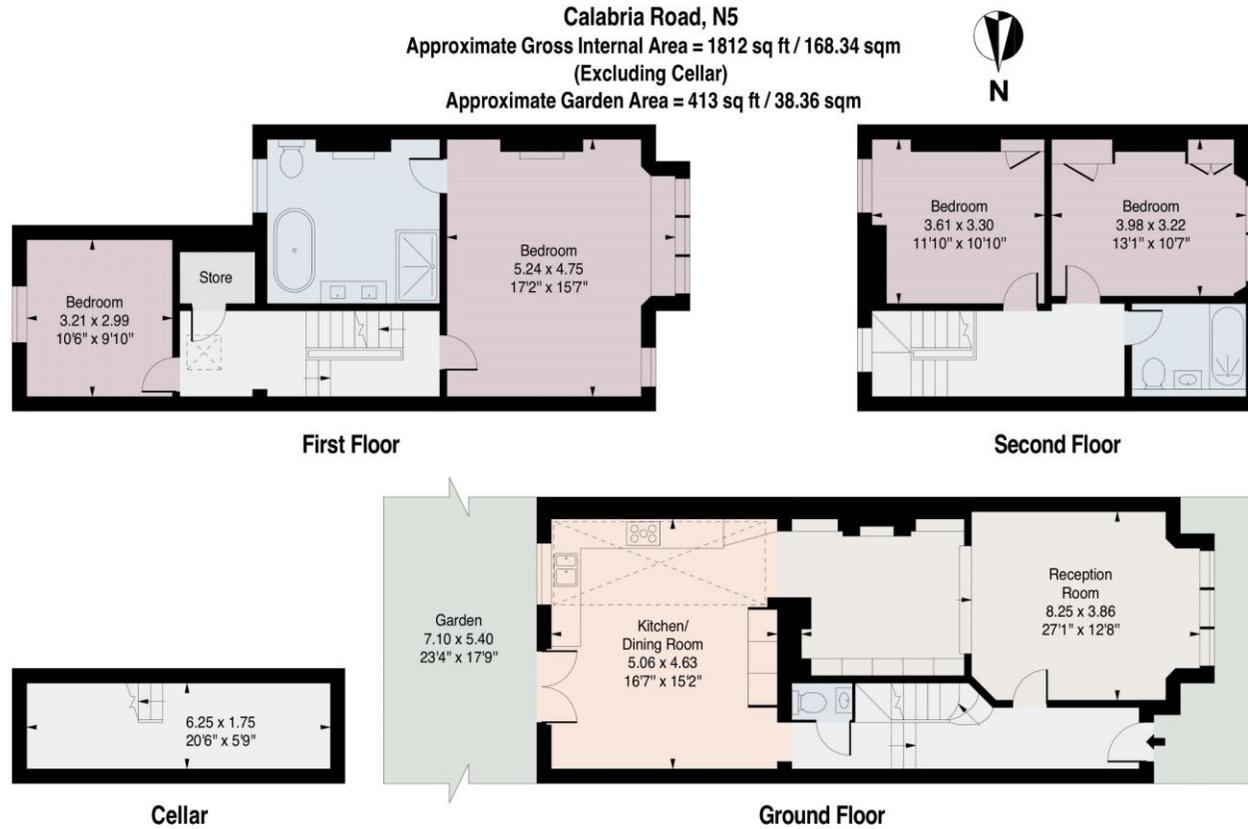




Calabria Road, London, N5  
 Gross Internal Area 1812 sq ft, 168.3 m<sup>2</sup>

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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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>80</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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