



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

**Calabria Road, London, N5**

Guide Price £2,250,000 Freehold

savills







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.

Telephone:

+44 (0) 207 226 1313.



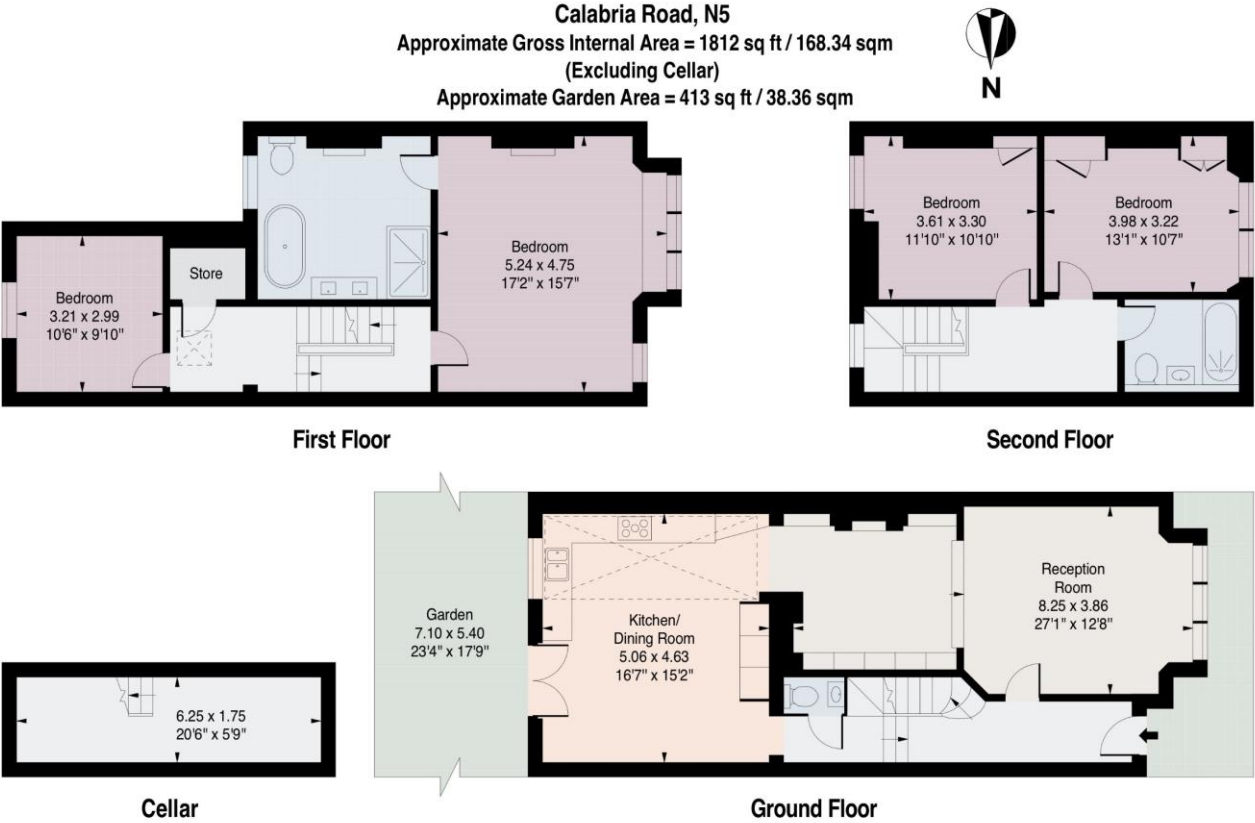





Calabria Road, London, N5  
Gross Internal Area 1812 sq ft, 168.3 m²

 savills | savills.co.uk

Sarah Curtis  
Islington  
**+44 (0) 207 226 1313**  
sarah.curtis@savills.com



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.  
© ollyhewitt.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220921FLWL

