



**Kelvin Road, Highbury, N5 2PJ**  
**£2,500,000**

**DAVID  
ANDREW** | your  
most  
valuable  
asset

## Kelvin Road, Highbury, N5 2PJ

Introducing an exceptional four-storey house (2,341 sq ft) in Highbury that has been meticulously renovated to an outstanding standard throughout. The ground floor flows beautifully, with a bright front reception room leading to an elegant dining room and an impressive full side-return kitchen. Flooded with natural light, the kitchen features a large island and integrated premium Miele appliances, opening onto a generous private west-facing garden.

The first floor hosts a luxurious principal suite with a walk-in wardrobe and an indulgent ensuite with double showers and twin basins, a second double bedroom, a stylish four-piece family bathroom and a separate utility room. The second floor offers two further double bedrooms, while the top-floor provides a superb fourth bedroom with an ensuite bathroom. In total, the house features four bedrooms, three bathrooms plus a guest WC on the ground floor. Air Conditioning, new radiators, underfloor heating, and an in-ceiling Sonos sound system have been installed throughout the house, plus much more!

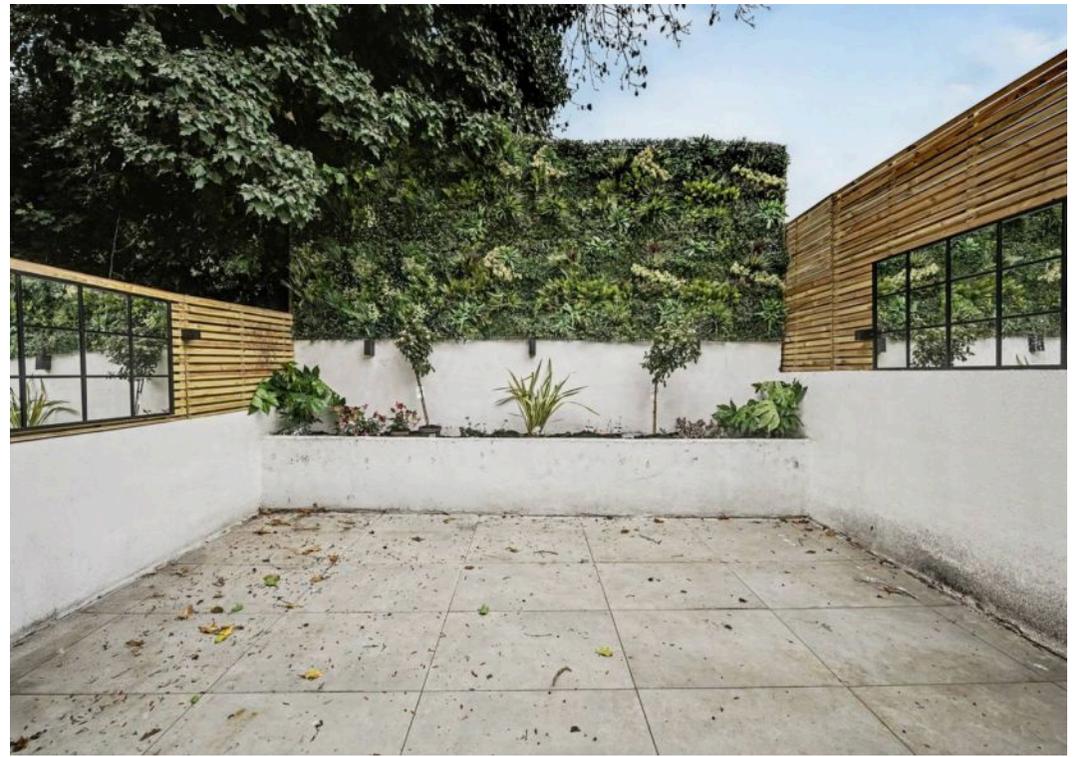
Kelvin Road is a quiet residential street close to the excellent schools, cafés and restaurants of Highbury Barn, as well as the green open spaces of Highbury Fields and Clissold Park. Transport links are superb, with Highbury & Islington station (National Rail, Overground and Victoria Line) and numerous bus routes all within easy reach.

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2341 sqft / 217.5 sqm - Internal Living Area
- Completely Renovated Throughout to the Highest Standards
- Immaculate Four-Bedroom House
- Three Bathrooms + WC
- Private West-Facing Garden
- Two Reception Rooms + and Magnificent Kitchen with Miele Integrated Appliances
- Air Conditioning Throughout All Four Floors
- Excellent Location - Walking Distance to Highbury Barn, Highbury Fields and Highbury & Islington Station
- Turnkey Home - Perfect for Families















# Kelvin Road, N5

Approximate Gross Internal Area = 2244 sq ft / 208.5sq m  
Restricted Height = 97 sq ft / 9.0 sq m  
Total Approximate Gross Internal Area = 2341 sq ft / 217.5 sq m

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### Highbury Office

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### Property Management Office

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scan to book a viewing



**Certified Property Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

