



**Herrick Road, Highbury, N5 2JX**  
**£1,800,000**

**DAVID  
ANDREW**

your  
most  
valuable  
asset

## Herrick Road, Highbury, N5 2JX

Introducing an immaculate Victorian house in Highbury arranged over three floors, spanning approximately 1,498 sq ft / 139.1 sq m of living space, in excellent decorative order. The ground floor features a spacious reception, with a full-width high-spec open plan kitchen, with a large kitchen island, beautiful flooring and plenty of space for dining and entertaining. Bi-fold doors open directly onto the rear garden, allowing for excellent natural light and an ideal layout for young families. The upper floors provide four well sized bedrooms and two modern bathrooms (including a family bathroom and en-suite).

This wonderful family home combines modern finishes with attractive period features and is set on a quiet residential street in a sought-after Highbury N5 location. Herrick Road is a desirable and quiet street perfectly located for the local amenities of Highbury, with fantastic schools, restaurants and delightful green spaces of Clissold Park & Highbury Fields a short walk away. Excellent transport links are provided via Arsenal and Finsbury Park Stations, covering the Piccadilly & Victoria lines as well as National Rail, plus well-connected local bus routes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 1498 sq ft / 139.1 sq m - Internal Living Area
- Immaculate Four-Bedroom Victorian Family Home
- Stunning Open-Plan Kitchen / Reception Room With Excellent Natural Light
- Bi-fold Doors Opening Directly Onto The Private Rear Garden
- Two Modern Bathrooms
- Attractive Period Features Including Fireplaces and Bay Windows
- Quiet Residential Street In Highly Sought-after N5 Location
- Close To Excellent Local Amenities, Transport Links and Green Spaces





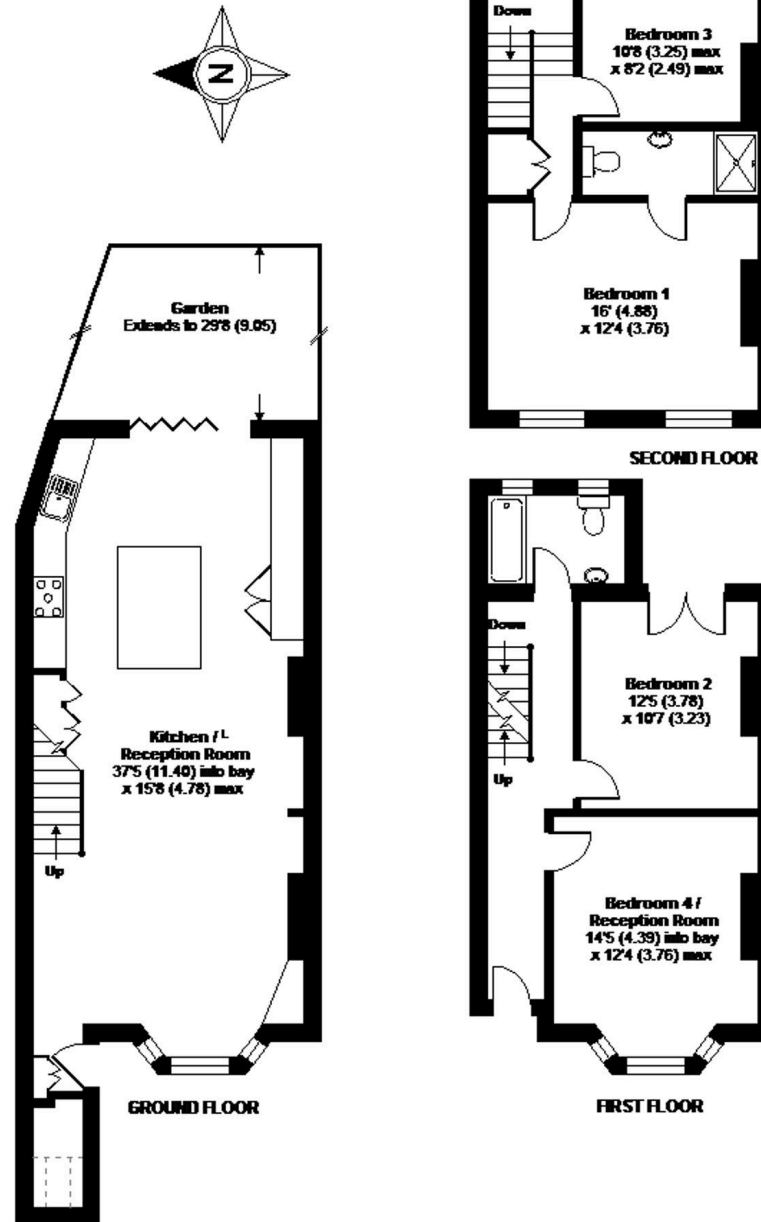




# Herrick Road, London, N5

APPROX. GROSS INTERNAL FLOOR AREA 1498 SQ FT 139.1 SQ METRES

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## Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

## Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

## Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

## Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222

scan to book a viewing



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