



Northolme Road, Highbury, N5 2UU
£2,195,000

**DAVID
ANDREW**

your
most
valuable
asset

Northolme Road, Highbury, N5 2UU

A magnificent family home arranged over four spacious floors spanning 2413 sq ft / 224.2 sqm. The house offers four double bedrooms, two bathrooms and is rich in original character. It retains a wealth of period features, including elegant cornicing, wood flooring and attractive fireplaces, which combine to create a home full of charm and appeal.

The raised ground floor offers an impressive double reception room providing generous living and dining space, and lovely views of the garden from the Juliet balcony. Further down the main hallway is the kitchen with French doors opening to the large leafy garden, making for an excellent spot for the children to play, and for hosting family and friends. The first floor comprises three well-proportioned bedrooms, along with an elegant four-piece family bathroom. Continuing upstairs to the top floor is the final bedroom with built-in wardrobes and an ensuite bathroom. In addition, the property benefits from a spacious lower ground floor, accessed via its own separate front door.

Northolme Road is a highly sought-after and quiet residential street, popular with young families due to its lovely community feel, excellent schools and beautiful parks. It is located moments from Highbury Barn, Highbury Fields and Clissold Park, and in close proximity to Islington Upper Street. Excellent Transport links are available at Highbury & Islington (Victoria Line, Overground and National Rail), Canonbury (Overground) and Arsenal (Piccadilly Line). Local primary schools include St John's Highbury Vale, St Joan of Arc and Ambler Primary School.

Council Tax band: F | EPC Energy Efficiency Rating: D

Tenure: Freehold

- 2413 sq ft / 224.2 sq m - Arranged Over Four Levels
- Four Double Bedrooms, Two Bathrooms Plus WC
- Elegant Period Features and High Ceilings Throughout
- Beautiful Private Garden
- Outstanding Family Home, Close to Excellent Schools
- Great Transport Links and Parks Nearby
- Sold Chain-Free













Northholme Road, N5 2UU

Approximate Gross Internal Area = 2315 sq ft / 215.1 sq m
(Excluding Reduced Headroom)

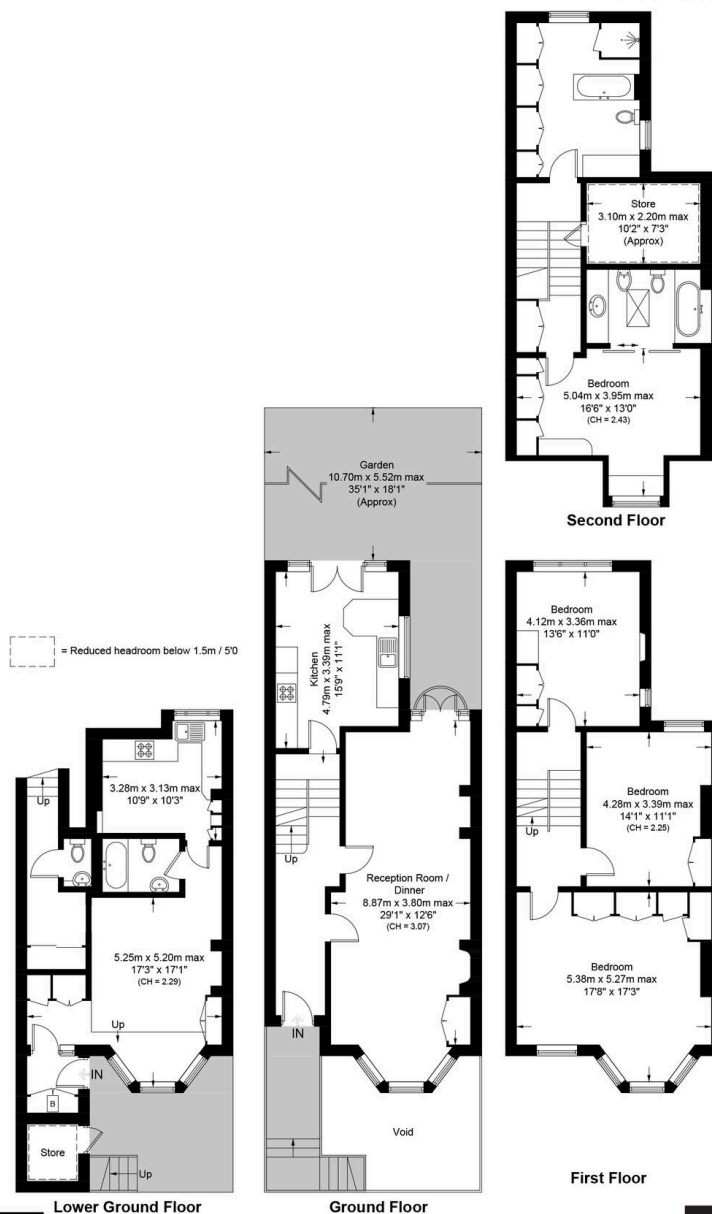
Store = 1 sq ft / 0.1 m

Reduced Headroom = 97 sq ft / 9.0 sq m

Total = 2413 sq ft / 224.2 sq m

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Highbury Office

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T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
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T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



**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. (ID1281141)

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