



Highbury Terrace, Highbury, London N5



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A rare opportunity to purchase a wonderful family home overlooking Highbury Fields. This beautiful Victorian home sits on Highbury Terrace, at the north-western reach of Highbury Fields, in one of the most desirable areas of Islington. The house offers instant access to leafy green space and is also close to the lovely shops and cafes of Highbury Barn.

Entered via an inviting hallway, with original Victorian tiled flooring, the house opens into a light and airy ground floor with a mix of period and modern features. A wide and open reception space leads through to a large and contemporary open plan kitchen-diner. Glass sliding doors open out to the rear garden to create a perfect space for entertaining friends and family. The garden has a side gate allowing convenient rear access from Highbury Terrace Mews.



Guide price: £2,350,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: G

Leading upstairs, there is a generous double bedroom on the half landing, overlooking the rear garden.

The two upper floors are laid out with a large and bright principal bedroom on the first floor, with access to a generous en suite bathroom with a shower and freestanding bathtub.

On the second floor, two further double bedrooms adjacent to a shower room, with the landing set up as a home office.

A highly attractive property which benefits from being an end of terrace with ample street parking in a quiet neighbourhood.





Location

Highbury Fields is the largest green space in Islington, offering excellent leisure options such as tennis courts, a playground and a swimming pool within Highbury Leisure Centre.

Highbury Barn is just around the corner, with its wonderful butcher Godfrey's, Bourne's Fishmongers, Da Mario deli and the excellent La Fromagerie.

Highbury Terrace enjoys excellent access to public transport. The Victoria Line at Highbury & Islington is a few minutes walk from the house; the Piccadilly Line is accessed via Arsenal Station, and there is a fast train into the City from nearby Drayton Park station. There are plenty of bus routes both into and out of the city.

Highbury Terrace also falls within the catchment for a number of highly regarded primary and secondary schools, including Highbury Fields School, rated outstanding.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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