



Liverpool Road, Highbury, London N7

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A Grade II listed, semi-detached four bedroom villa positioned on the corner of Furlong Road and Liverpool Road.

A rare opportunity to acquire a substantial and characterful semi detached villa, set within the St Mary Magdalene conservation area, benefiting from a superb circa 50 ft rear garden and double garage, only moments from Highbury corner.

Accommodation is light filled and generously proportioned, comprising; a grand entrance hallway positioned on the side of the building retaining ornate period details that include coving, a second entrance is positioned on Furlong Road.



**Guide price:** £3,250,000

**Tenure:** Available freehold

**Local authority:** London Borough of Islington

**Council tax band:** H









The extra width double reception space is housed on the raised ground floor, complete with original shutters, marble fireplace, ceiling rose(s) and detailed coving. There is also a W.C. on this level as well as a spacious study to the rear. The lower level houses a kitchen, a spacious family room and a dining room connecting to the conservatory, which provides access to the superb and beautifully landscaped private garden, spanning circa 50 ft. At the rear of the garden is a double garage with street access and a studio on top, with potential use as a home office or even a conversion into a separate dwelling, subject to planning permission.

There are two double bedrooms on the first floor, with a generous family bathroom suite on the extra width space above the entrance hallway. Upstairs on second floor level are two additional double bedrooms, both sharing use of a bathroom.

In total, the house spans just under 3000 square feet, with an additional 800 square feet in the garage/studio.











## Location

The property is also most conveniently positioned for the excellent transport facilities at Highbury and Islington station with very fast links to the City and West End. Furlong Road is now incredibly quiet as a result of the recent local road closures. Highbury Fields is a short walk away.

There is an abundance of local amenities on Upper Street and the ever-changing Holloway Road.

The renowned St Mary Magdalene Academy school is also only a few minutes walk away.



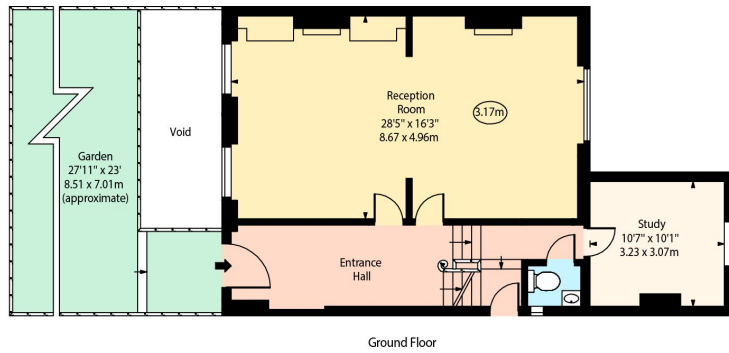








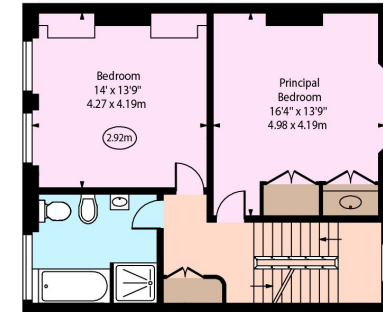
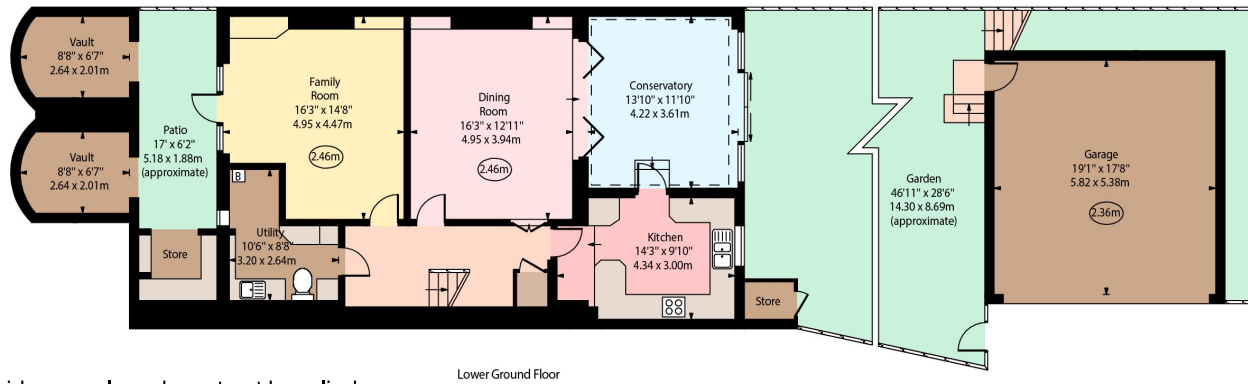
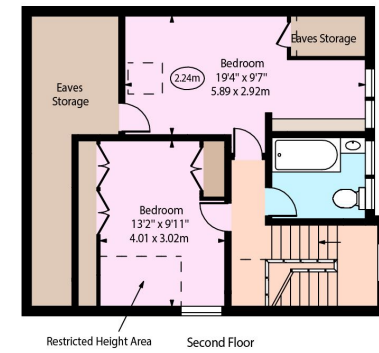
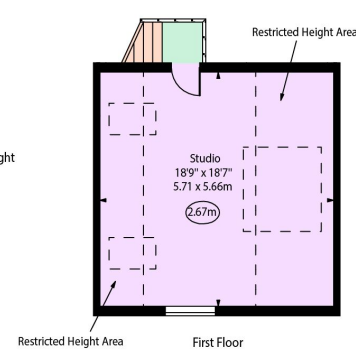




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○ - Ceiling Height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Lower Ground Floor

Approx Gross Internal Area 2812 Sq Ft - 261.23 Sq M  
(Excluding Garage, Studio, Stores & Vaults)

Approx. Floor Area Including Restricted Heights 2982 Sq Ft - 277.03 Sq M  
(Including Eaves Storage)

(Excluding Garage, Studio, Stores & Vaults)

Approx Garage Area 340 Sq Ft - 31.59 Sq M

Approx Studio Area 348 Sq Ft - 32.33 Sq M

Approx Vaults Area 110 Sq Ft - 10.22 Sq M

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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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Particulars dated March 2024. Photographs and videos dated March 2024.

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