



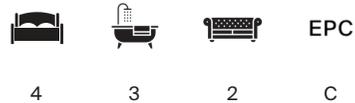
NORTHOLME ROAD

London N5



A FOUR BEDROOM, VICTORIAN HOUSE ON NORTHOLME ROAD, N5.

Set across four storeys and extending to over 2,600 sq ft, this impressive family home is positioned on a popular residential road in Highbury.



Local Authority: London Borough of Islington

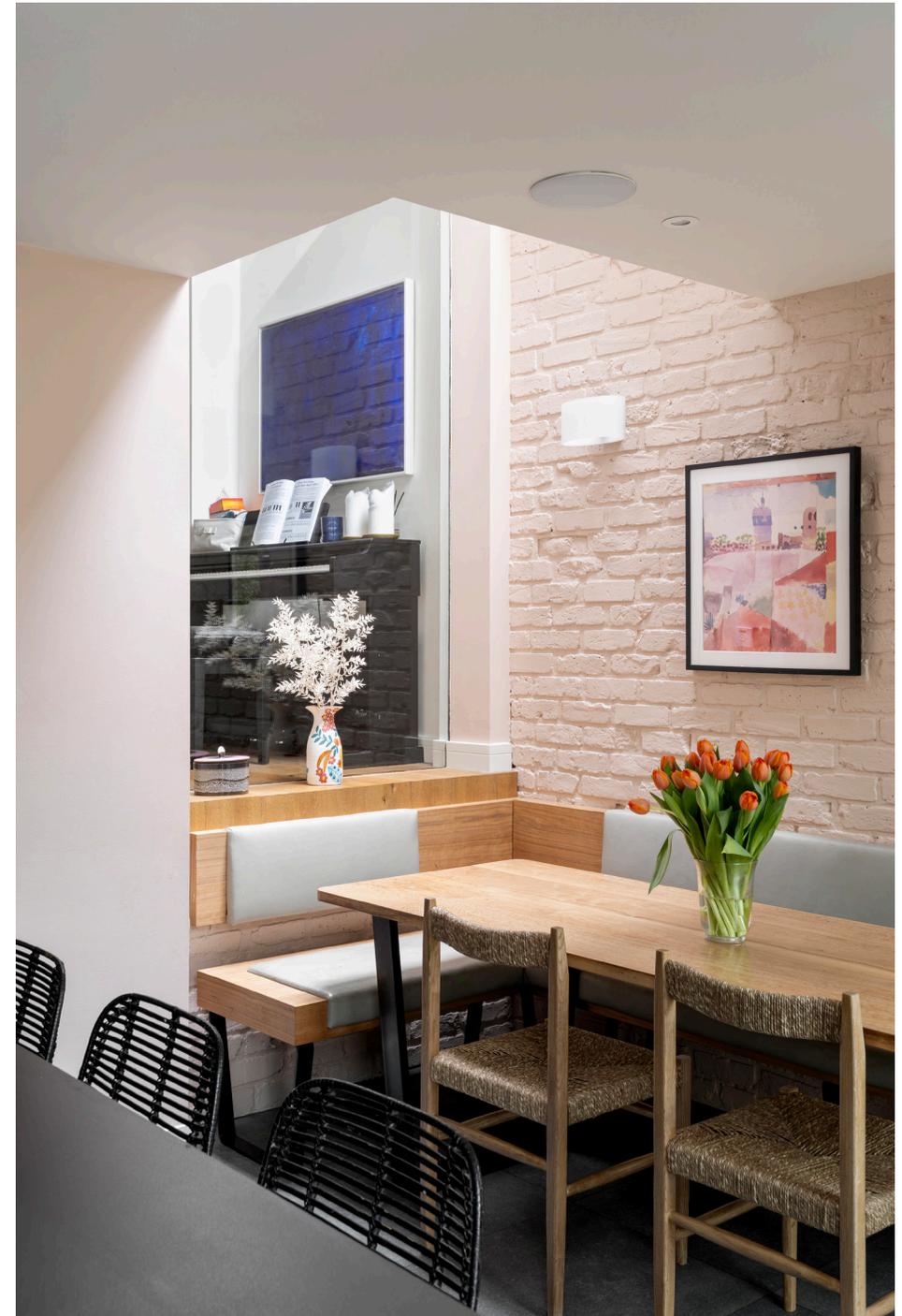
Council Tax band: G

Tenure: Freehold

Guide price: £2,750,000



The raised ground floor showcases a stunning double reception room featuring exceptional ceiling heights, bespoke cabinetry, elegant wooden flooring with underfloor heating, and sash windows fitted with plantation shutters. A striking internal glass window draws natural light from the south-facing kitchen, creating a unique architectural highlight.

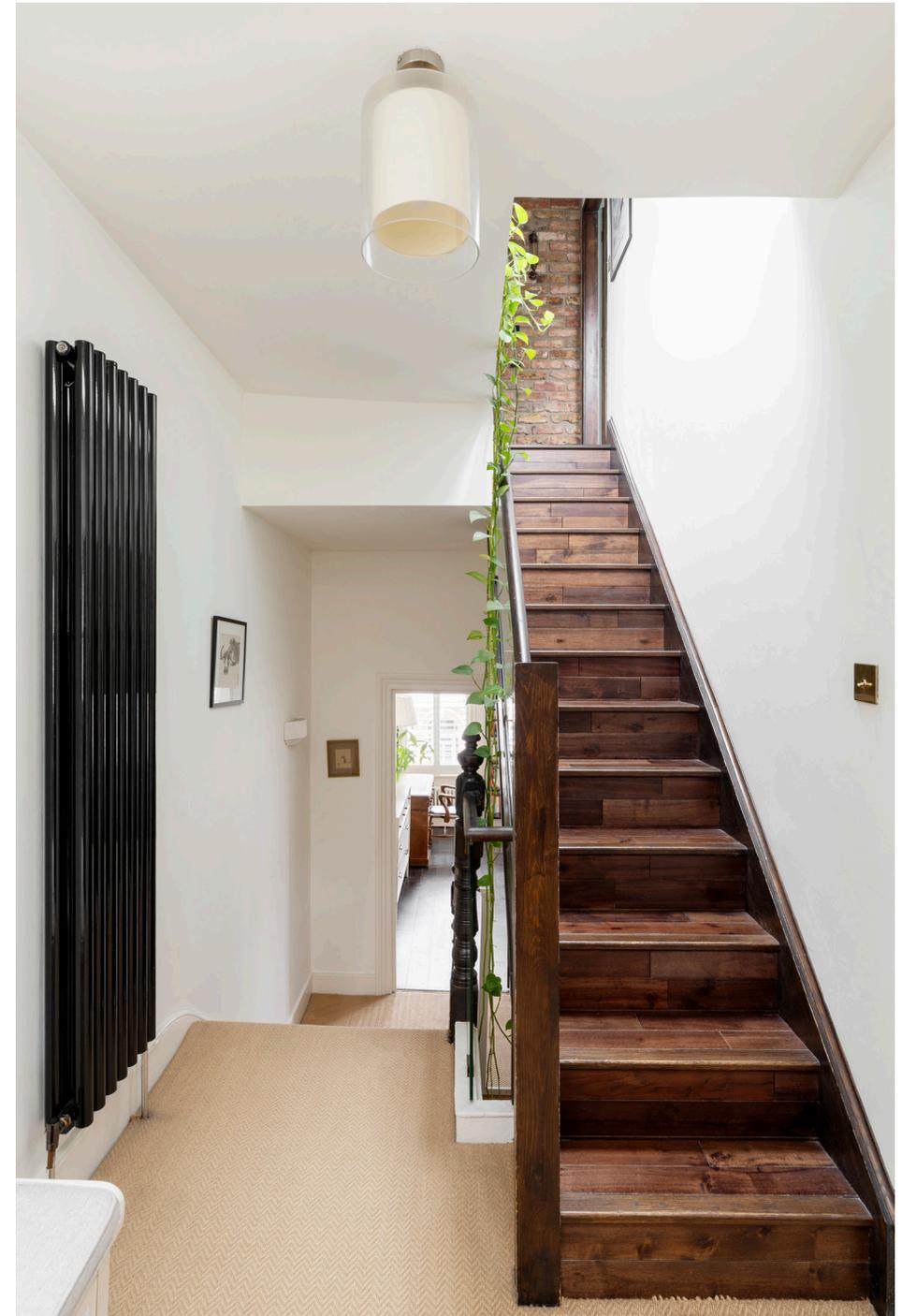








At the rear of the property, the extended kitchen-dining space and additional living area open directly onto the garden. A central island anchors the room, complemented by a suite of Samsung appliances including double ovens, coffee machine, microwave and warming drawers. Built-in bench seating, exposed brickwork, underfloor heating, and large sliding doors further enhance this area. The garden—redesigned by Jeremy Bevan in 2021/22—features a pergola, flagstone paving and a refreshed lawn.







On the lower ground floor, a practical laundry room sits alongside a versatile storage/gym space with secondary access to the front of the house, plus a generous cellar with potential for conversion (subject to the required consents). This level also includes a well-organised pantry with wine storage.

The first floor hosts two double bedrooms, a study/single bedroom, two bathrooms, and an additional cloakroom—all refurbished by Design Angels. The principal bedroom spans the full width of the house and benefits from extensive bespoke wardrobes and abundant natural light through three large windows.

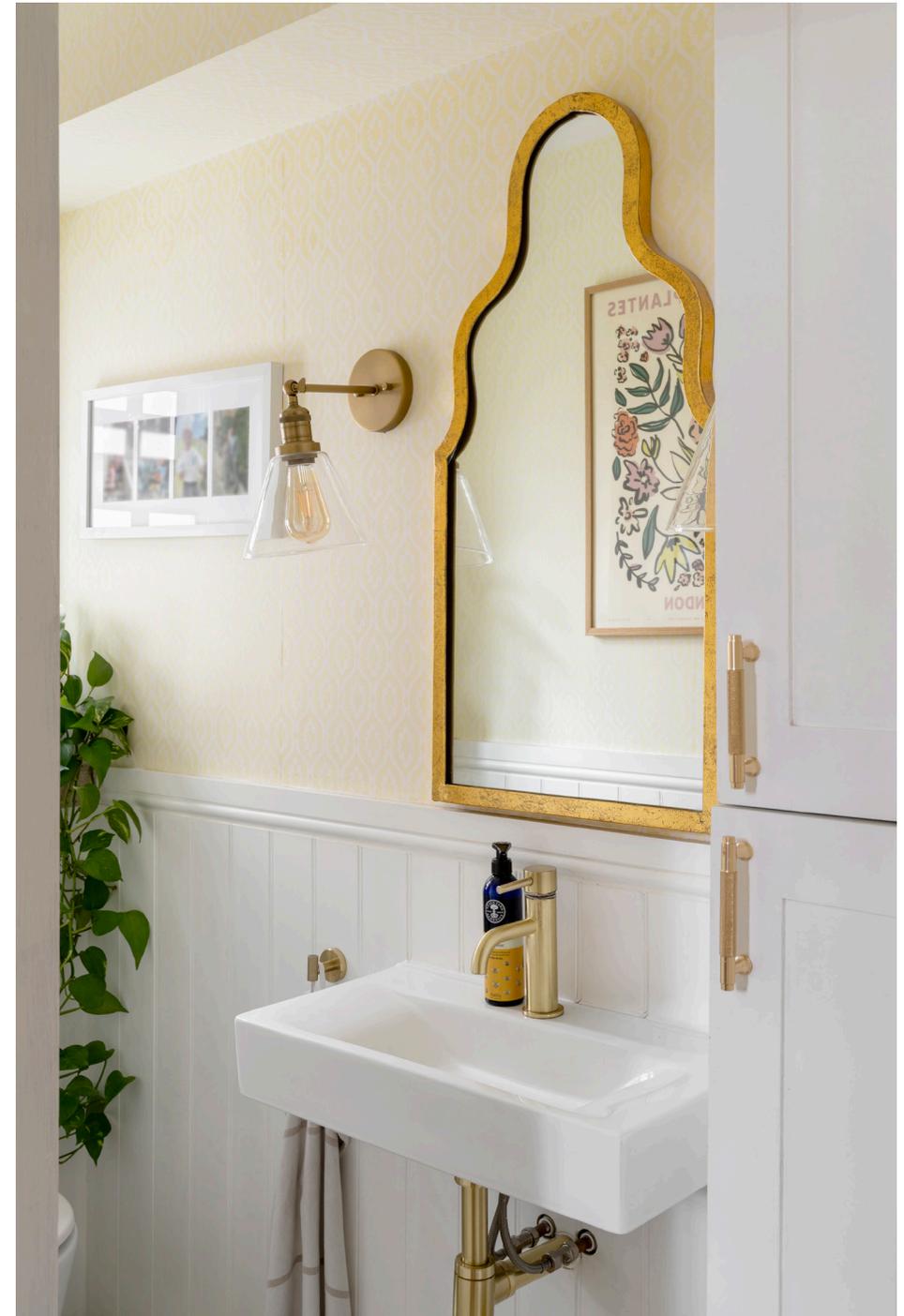
A further double bedroom occupies the top floor, complete with exposed brickwork, fitted wardrobes, and a separate bathroom. This room also offers space for a desk overlooking the rear garden.





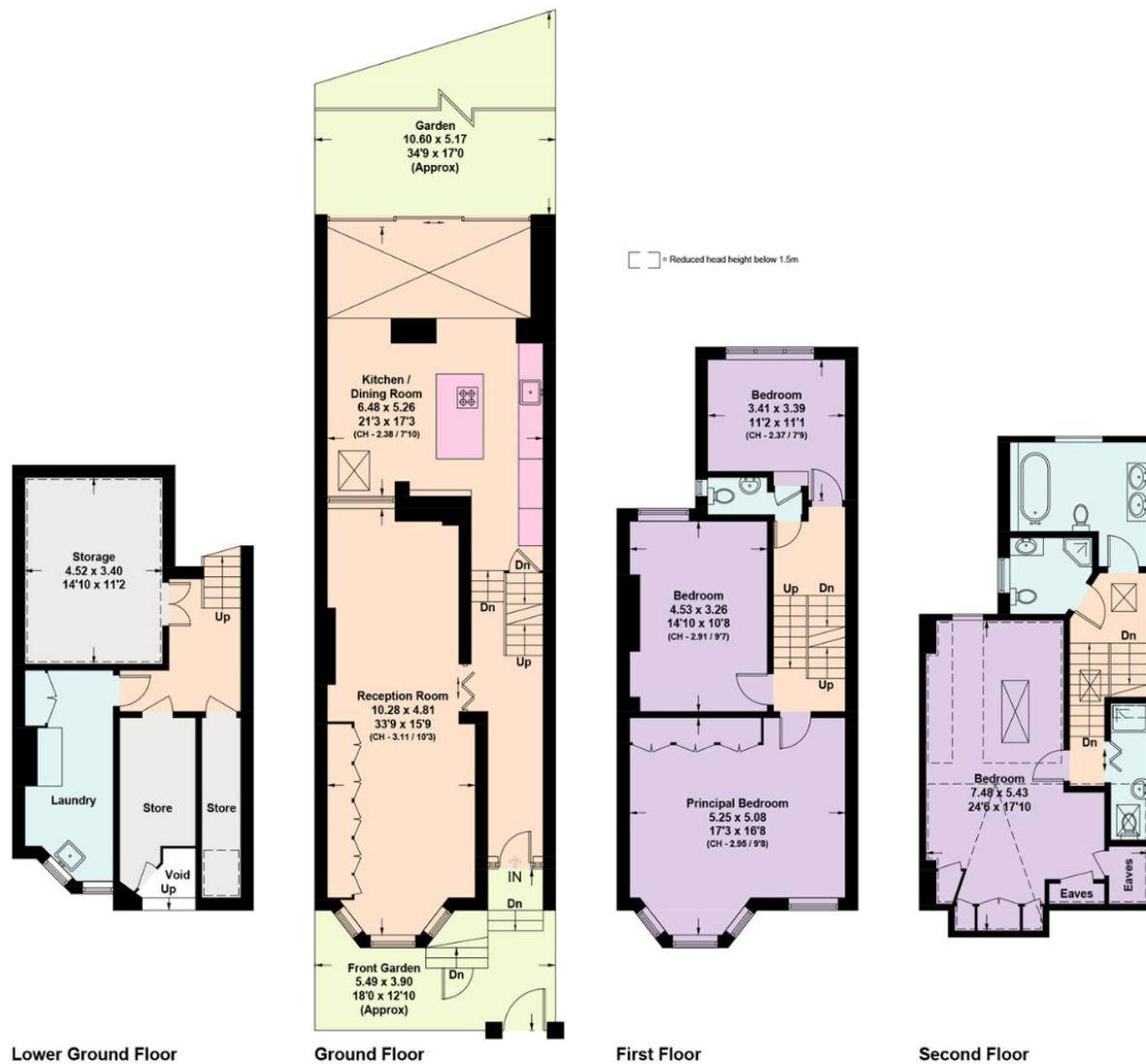
LOCATION

Northolme Road is an extremely quiet and sought-after location just moments from Highbury Fields and Clissold Park. It is within close proximity of Highbury Barn, Islington and Upper Street as well as the popular amenities at Newington Green and Highbury. Transport links are available at Highbury & Islington (Overland Service and Victoria Line), Canonbury (Overground) and Arsenal (Piccadilly Line). Local primary schools include St John's Highbury Vale and St Joan of Arc.









Lower Ground Floor

Ground Floor

First Floor

Second Floor

(Including Limited Use Area / Excluding Void)
 Approximate Gross Internal Area = 254.5 sq m / 2740 sq ft

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. (ID767266)

We would be delighted
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