



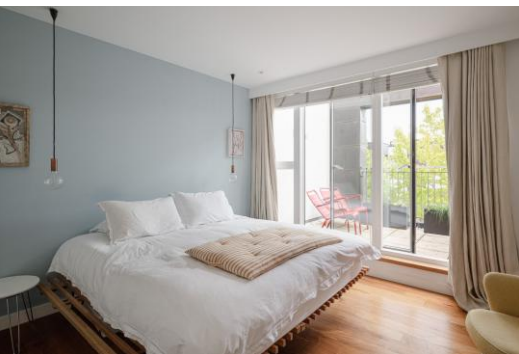
Melody Lane

Islington, N5

Asking Price £2,500,000

An exceptional, architecturally designed and award-winning four-bedroom house, set within the sought-after gated development of Melody Lane, moments from Highbury Fields. Combining striking contemporary architecture with beautifully considered living spaces, the property benefits from off-street parking with an EV charging point, a mature private garden and a fully serviced garden studio. Arranged over three floors, the house is centred around a dramatic full-height void, drawing natural light deep into the heart of the home and creating an impressive sense of volume. The mature walled garden is a particularly rare feature within the development, with two established trees providing a verdant backdrop and a peaceful sense of seclusion. At the far end of the garden is a fully serviced studio, with its own underfloor heating and hot water. A versatile addition to the house, it makes an ideal home office, gym, creative space or quiet retreat, just a few steps from the main residence.

CHESTERTONS



Melody Lane

Islington, N5

- Award winning modern development.
- Four double bedrooms, two with en suites, plus a family bathroom and a ground floor cloakroom.
- A dramatic three storey top lit void at the heart of the house.
- A mature walled garden with two established trees.
- A fully serviced garden studio with its own underfloor heating and hot water.
- Kitchen renewed in 2024 with updated Miele appliances.
- A private parking space inside the inner gated mews, with an EV charging point.
- Underfloor heating throughout and an integrated SONOS sound system.
- Moments from Highbury Fields



The ground floor opens into a spacious entrance hall, leading through to a generous open-plan arrangement designed for both everyday living and entertaining. To the front, the recently renovated kitchen, completed in 2024, overlooks the front garden and flows naturally into the dining area at the centre of the plan. Above, the three-storey void rises dramatically towards a rooflight, flooding the space with daylight and giving the room a remarkable sense of scale. To the rear is the principal reception room, enjoying a dual aspect over the wraparound private garden. Floor-to-ceiling sliding doors create a seamless connection between the interior and garden. The garden also benefits from convenient side access directly into the development and incorporates the substantial garden studio. A guest cloakroom and generous storage complete the ground floor. The first floor is arranged around the central architectural feature, with a striking galleried landing overlooking the dining and reception spaces below. Two double bedrooms are positioned on either side, alongside a family bathroom to the rear and a utility room to the front. The second floor follows a similarly well-considered layout, with two further double bedrooms, both benefiting from en-suite bathrooms. The principal bedroom occupies this floor and enjoys a stylish four-piece bathroom with twin sinks, renovated in 2020, together with direct access to a sizeable private terrace. All four bedrooms benefit from built-in wardrobes, providing excellent storage throughout the house. Melody Lane is an award-winning gated development discreetly positioned just off Highbury Grove, offering a rare combination of architectural distinction, tranquillity and connectivity in one of North London's most sought-after neighbourhoods. Highbury Fields is moments away, providing extensive green space alongside tennis courts, a swimming pool, children's play areas and broad lawns. The village-like atmosphere of Highbury Barn is also close at hand, with its independent cafés, artisan bakeries, delicatessens, restaurants and specialist food shops. Upper Street is within easy reach, offering an extensive choice of shops, restaurants and cultural amenities. Transport connections are excellent. Highbury & Islington Station, approximately 0.5 miles away, provides Victoria Line, London Overground and National Rail services, while Arsenal Underground Station, approximately 0.4 miles away, offers Piccadilly Line connections. Drayton Park Station is approximately 0.4 miles away and Canonbury Station approximately 0.8 miles away, providing further rail and Overground services and convenient access to the City, West End, Canary Wharf and beyond.

Tenure: Freehold

Service Charge: £3,500 pa

Local Authority: Islington

Council Tax Band: G

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

[chestertons.co.uk](https://www.chestertons.co.uk)

MELODY LANE, N5PP

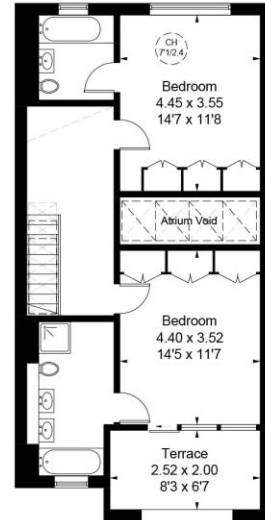
APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 746 SQ FT / 69.3 SQ M
 FIRST FLOOR = 646 SQ FT / 60.0 SQ M
 (EXCLUDING ATRIUM VOID)
 SECOND FLOOR = 625 SQ FT / 58.1 SQ M
 (EXCLUDING ATRIUM VOID)
 STUDIO = 154 SQ FT / 14.3 SQ M
 ATRIUM VOID = 155 SQ FT / 14.4 SQ M
 TOTAL = 2326 SQ FT / 216.1 SQ M



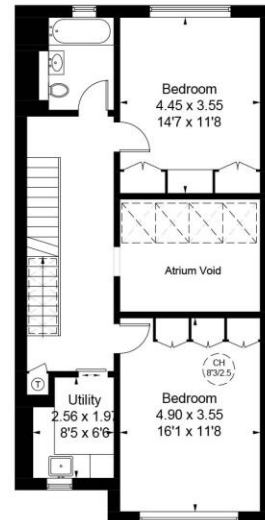
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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. (ID1335855)

