



Highbury New Park

Highbury, N5

Offers in excess of £4,000,000

A stunning and substantial Victorian family home with over 4,300 sq ft of accommodation, west-facing garden currently arranged as two maisonettes. A remarkable family home arranged as two maisonettes over five floors and offering exceptional volume, flexibility and entertaining space. The property occupies a particularly desirable position within one of Highbury's most distinctive residential streets and benefits from a west-facing rear garden, terrace and potential off-street parking. The house retains many of the architectural features synonymous with the Victorian period, including high ceilings, sash windows, fireplaces, decorative cornicing and generous proportions, whilst its end-of-terrace position provides excellent lateral space and unusually good access to the garden.

Highbury New Park is one of Highbury's most distinguished residential addresses, running between Highbury Grove and Highbury Quadrant. The street was developed from the 1850s by local developer Henry Rydon, with architect Charles Hambridge responsible for many of its distinctive Italianate-style villas. The area is now recognised for its architectural and historic character, with numerous Grade II listed Victorian houses and the street forming part of the Highbury New Park Conservation Area. The architecture is characterised by substantial mid-Victorian villas and houses built in yellow stock brick, often with red-brick detailing, stucco ornament, arched windows, bays, elaborate entrance surrounds, cornices and hipped slate roofs. The conservation area's spacious character is enhanced by mature trees, front gardens, generous rear gardens and the gaps between many of the original villas. The location combines a peaceful, leafy residential setting with excellent access to the amenities of Highbury, Islington and Stoke Newington. Green Lanes and Highbury Grove provide a broad selection of independent shops, cafés and restaurants, whilst the renowned Highbury Barn and Upper Street are within easy reach. Highbury Fields, Islington's largest park at approximately 29 acres, is also nearby and provides extensive open space together with tennis courts, football, playgrounds, a café and the Highbury Pool and Fitness Centre. The property is exceptionally well positioned for access to London's transport network. Drayton Park station is approximately 0.6 miles away, providing Great Northern services, whilst Canonbury station is approximately 0.7 miles away, offering London Overground services. Highbury & Islington station is approximately 1.0 mile away and provides access to the Victoria line and London Overground, offering particularly convenient connections towards King's Cross, central London, Victoria and east and north London.

CHESTERTONS



Highbury New Park

Highbury, N5

- Substantial end-of-terrace Victorian freehold house
- In excess of 4,500 sq ft
- Arranged as two maisonettes over five floors
- West-facing rear garden
- 21' x 17' principal reception room
- Wide bay window, sash windows, fireplace and cornicing
- Large kitchen/dining room opening onto terrace and garden
- Principal bedroom plus seven further double bedrooms



The raised ground floor opens into a grand entrance hallway, which provides a striking introduction to the house and separates the principal reception and kitchen/dining spaces. The hallway also provides direct access to the rear of the property and garden, as well as a guest cloakroom. To the front is an impressive 21' x 17' reception room, centred around a wide bay window and further enhanced by sash windows, a feature fireplace and ornate corncing. The room is exceptionally well proportioned and provides an elegant formal reception or drawing room. To the rear is a similarly substantial kitchen/dining room, creating an excellent space for both everyday family life and entertaining. From here, doors open onto a terrace with steps descending to the west-facing rear garden. The first floor provides the principal bedroom, a second double bedroom, a study and a substantial family bathroom. The bathroom is particularly impressive, incorporating a freestanding bathtub, walk-in shower, twin sinks, WC, bidet and extensive storage. The second floor provides a further three double bedrooms, one of which benefits from an en-suite shower room, together with a second family bathroom with both bath and shower. The hallway also gives access to an impressive 20' x 7' terrace with far reaching views. Occupying the entire top floor is a spectacular 28' x 17' bedroom or studio. Featuring a vaulted ceiling, skylights and extensive eaves storage, this versatile space could be used as a principal bedroom suite, studio, home office, games room or additional living accommodation. The lower-ground floor is arranged as a self-contained maisonette with its own side access, making it particularly well suited to extended family, guests, an au pair or potential ancillary accommodation. It comprises two double bedrooms, one with an en-suite shower room, a separate family bathroom, a front reception room with bay window, a separate kitchen and a utility room leading through to a useful storeroom. As an end-of-terrace property, the house also benefits from garage-style doors giving vehicular access to the rear garden. This provides the rare potential for off-street parking within the garden.

Tenure: Freehold

Local Authority: Islington

Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	91 B

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APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)

LOWER GROUND FLOOR = 1018 SQ FT / 94.6 SQ M

RAISED GROUND FLOOR = 948 SQ FT / 88.1 SQ M

FIRST FLOOR = 946 SQ FT / 87.9 SQ M

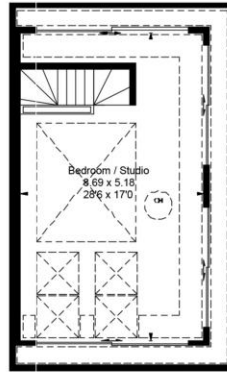
SECOND FLOOR = 800 SQ FT / 74.4 SQ M

THIRD FLOOR = 371 SQ FT / 34.5 SQ M

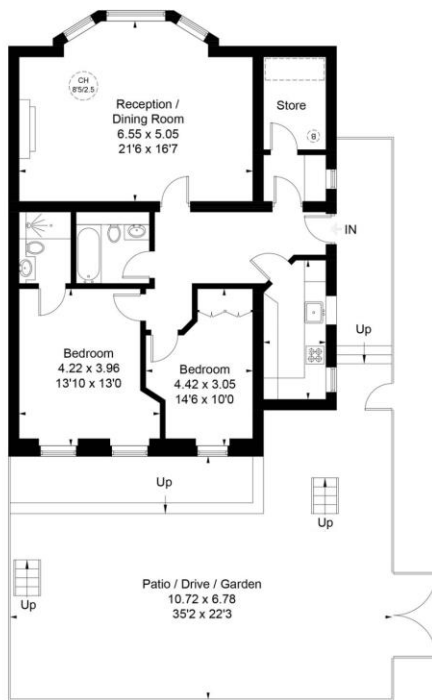
REDUCED HEADROOM = 274 SQ FT / 25.5 SQ M

TOTAL = 4357SQ FT / 405.0 SQ M

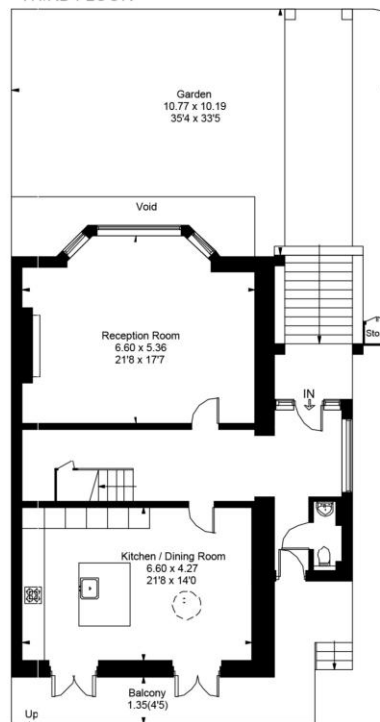
APPROXIMATE GROSS EXTERNAL AREA = 960 SQ FT / 89.2 SQ M



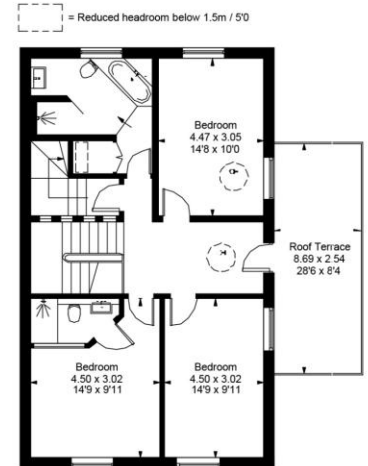
THIRD FLOOR



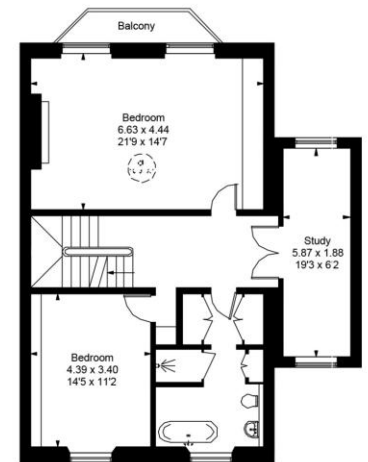
GROUND FLOOR



RAISED 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. (ID1334416)

