



SOTHEBY ROAD, LONDON, N5  
**£2,250,000 FREEHOLD**

**A CHARMING SIX BEDROOM FAMILY HOME  
 LOCATED ON ONE OF HIGHBURYS MOST  
 SOUGHT AFTER ROADS.**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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## DESCRIPTION:

A truly impressive six-bedroom, three bathroom Victorian family home, situated on one of Highbury's most prestigious roads. The house offers in excess of 2,450 sqft of living space over four floors and combines versatile and well-proportioned accommodation with a wealth of original features, including beautiful cornicing, sash windows Victorian tiled floors and stained glass windows.

The ground floor provides a wonderfully bright reception room, flooded in natural light by large sash bay windows and enhanced by original wooden floors and Victorian fireplace. To the rear, a large and light kitchen provides an excellent amount of worktop and storage space and flows seamlessly into a generous dining room which overlooks the mature, south-facing private garden.

The first floor offers exceptional flexibility and is currently arranged as a further reception room, alongside a substantial double bedroom with a family bathroom, and further bedroom located on the half landing, all of which enjoy peaceful views over neighbouring gardens.

The second floor provides three further double bedrooms and generous shower room whilst a vast attic storage space is easily accessed from the hallway. The house is further enhanced by a large and versatile lower ground floor which works well as an additional living space or bedroom for an au pair or granny flat.

The combination of scale, natural light, period charm and flexible accommodation makes this a particularly special family home, with considerable scope to adapt the layout to suit individual requirements.

Sotheby Road is ideally positioned in the heart of Highbury, within easy reach of the open green spaces of Highbury Fields. The much-loved amenities of Highbury Barn are close by, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne's Fishmongers and Highbury Vintners, creating an exceptional selection of independent shops, delis, restaurants and cafés right on the doorstep. Clissold Park and the vibrant Church Street in Stoke Newington are also within easy reach.

Transport connections are excellent, with Arsenal station providing access to the Piccadilly line whilst Highbury & Islington station is served by the Victoria line and Overground services, including direct connections towards the City. Drayton Park station also offers mid week services to Moorgate whilst numerous bus routes also provide convenient connections throughout the City and West End.

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## Sotheby Road, N5

Approx. Gross Internal Floor Area 2451 sq. ft / 227.71 sq. m (Including Storage Above Bedroom)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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**Tenure:** Freehold

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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