



HERRICK ROAD, LONDON, N5
£1,715,000 FREEHOLD

**A BEAUTIFULLY PRESENTED, FOUR BEDROOM
 FAMILY HOUSE MOMENTS FROM CLISSOLD
 PARK IN HIGHBURY, N5.**

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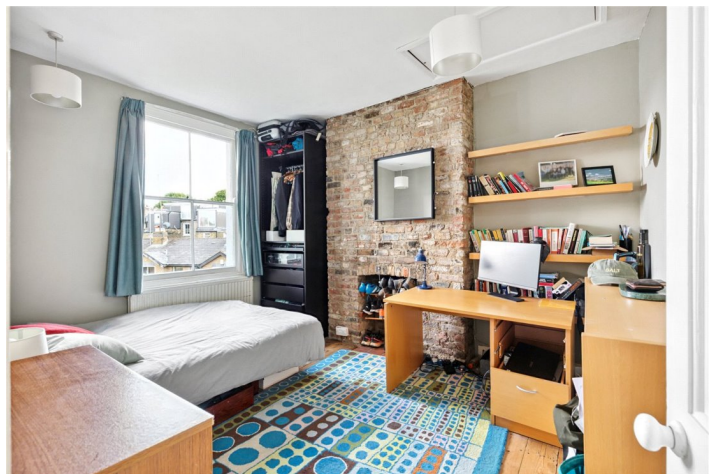
DESCRIPTION:

A sensational, four double bedroom family home set moments from Clissold Park on the ever-popular Herrick Road, N5. Positioned across three floors, the property offers the perfect blend of modern living, and with the addition of a study too, it has so many options. Accommodation currently comprises of a wonderfully spacious, open plan living room/dining area and kitchen on the lower ground floor, with access two ways out to an attractive, private garden with mature shrubs creating a true oasis. The raised ground floor features two double bedrooms, the front bedroom with a fireplace and bay window, then a fourth double bedroom found directly behind. The gorgeous master bedroom on the first floor spans the full width of the building with built in wardrobes, with another good-sized double bedroom to the rear with peaceful neighbouring garden views. The property is completed with a bathroom on the ground floor half landing, a shower room on the first floor half landing, and a cleverly designed study on the second floor making a perfect work from home space.

Herrick Road is located a short distance from Highbury Barn and the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, The Highbury Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield. The green spaces of Clissold Park are moments away as is the highly sought after Stoke Newington Church Street.

Upper Street is within easy reach and transport links are some of the best around with Arsenal station providing the Piccadilly line and Finsbury Park offering many rail options, including the Thameslink network serving the City and Gatwick Airport, alongside underground services on the Victoria and Piccadilly lines. Numerous bus routes offer effortless transport to the City and West End whilst international links are facilitated from St Pancras.

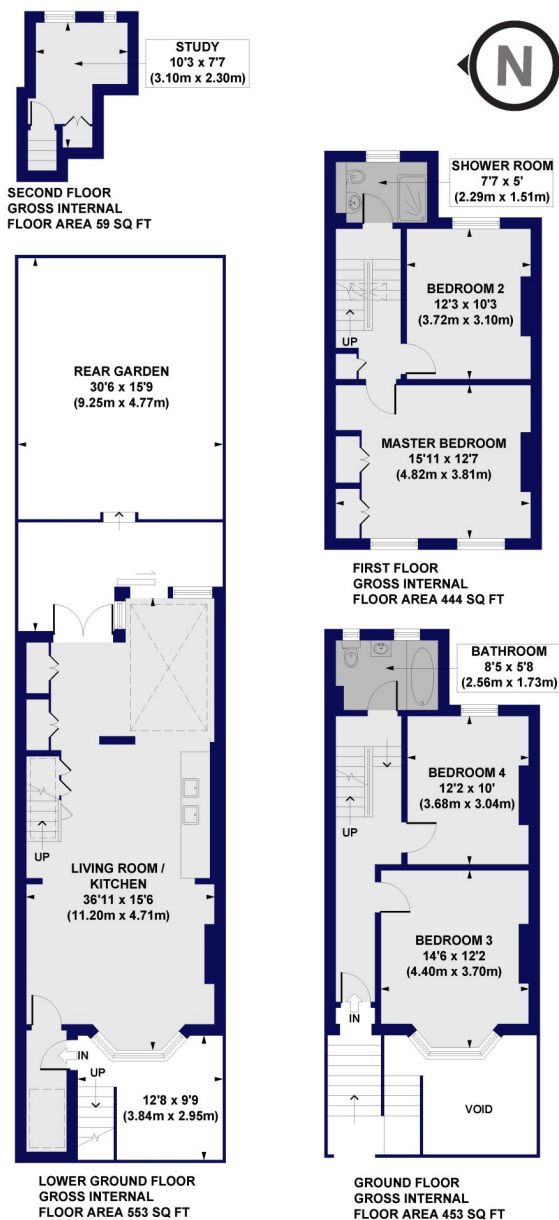
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Herrick Road, N5

Approx. Gross Internal Floor Area 1509 sq. ft / 140.21 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250155>

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

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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