



GILLESPIE ROAD, LONDON, N5  
£1,100,000 FREEHOLD

A BRIGHT, THREE BEDROOM FAMILY HOUSE  
WITH POTENTIAL TO EXTEND STPP.

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## DESCRIPTION:

A spacious, three-bedroom family home positioned on a popular street in Highbury, N5. Standing at an impressive 1,402 sqft, the property has superb potential and could be extended further into the loft and kitchen STPP. The ground floor comprises of a sizeable double reception room leading down into an inviting kitchen with double doors opening out to a 27 ft, south facing private garden. The first floor includes three good sized double bedrooms, the master stretching the full width of the front of the house and a family bathroom. The property is completed with a downstairs wc and 315 sqft cellar.

Gillespie Road is perfectly located for a selection of fantastic transport links as well as an excellent selection of local shops. Godfrey's butchers, Bournes Fishmongers, La Fromagerie and Da Mario's deli are amongst a selection of sought-after shops at the nearby Highbury Barn whilst numerous cafes and restaurants are found on Highbury Park and Blackstock road. The property is also very close to 4 outstanding primary schools in the Highbury area. Clissold Park, Finsbury Park and Highbury Fields are all within easy reach and offer wonderfully green outdoor spaces in an incredibly central location.

Transport links are well serviced with Arsenal underground station (Piccadilly line) and Highbury & Islington station (Victoria and East London lines), Finsbury Park and Drayton Park stations are also a short distance away. There is also a wide range of bus routes into the City and West End.

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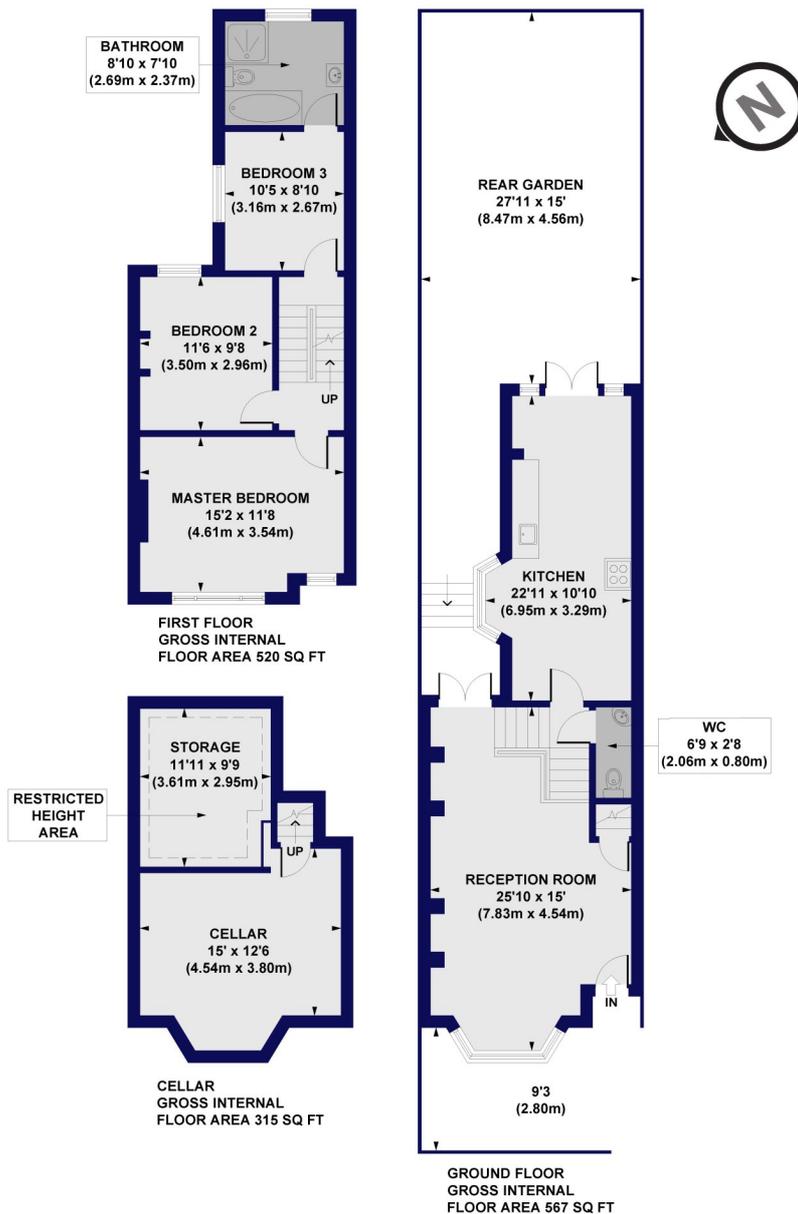


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## Gillespie Road, N5

Approx. Gross Internal Floor Area 1402 sq. ft / 130.26 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1283 sq. ft / 119.23 sq. m (Excluding Restricted Height Area)



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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