



WILBERFORCE ROAD, LONDON, N4  
**£1,850,000 FREEHOLD**

**AN IMPRESSIVE FIVE BEDROOM PERIOD  
HOUSE SET ON A BEAUTIFUL TREE-LINED  
STREET IN Highbury, N4.**

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

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## DESCRIPTION:

A sensational, five bedroom, two-bathroom family house positioned on the ever-popular Wilberforce Road, N4. Set across four floors and over 2,500sq ft of space, this beautiful property benefits from an abundance of restored period features as well as contemporary additions and also has a well-kept, decked garden. Accommodation comprises of a wonderfully spacious reception room with a large open-plan kitchen that opens onto a dining room situated just behind. The upper floors comprise four large double bedrooms, fifth single bedroom/study and. It also has extensive flexible space in the basement with one room acting as a utility area and further space that would be ideal for home working.

Wilberforce Road allows for easy access to Finsbury Park station as well as the green spaces of both Finsbury Park and Clissold Park. A variety of shops, cafes and eateries are located on Blackstock Road and nearby Highbury Park. Stoke Newington Church Street is also a short walk away through Clissold Park. The property is very well connected to public transport, including nearby Finsbury Park Station (Victoria, Piccadilly and National Rail Lines) and Arsenal Underground Station (Piccadilly Line), whilst there are numerous bus routes taking you into Angel, the City and the West End.

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**Wilberforce Road, N4**  
**Approx. Gross Internal Floor Area 2501 sq. ft / 232.36 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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