



GILLESPIE ROAD, LONDON, N5
£1,300,000 FREEHOLD

STUNNING FOUR BEDROOM FREEHOLD HOUSE WITH PRIVATE GARDEN WITHIN THE HEART OF HIGHBURY

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DESCRIPTION:

This stunning four-bedroom freehold house on a popular road in Highbury, N5, exceeds 1,200 sqft and is presented in excellent condition. The reception room features fireplaces and coving, and the kitchen is positioned to accommodate a generous dining table. Subject to planning permission, the side return offers additional space which could be developed for any growing family, whilst the landscaped rear garden includes decking and low-maintenance artificial turf. Upstairs are four good-sized double bedrooms, with the master stretching the full width of the house, and a fourth double bedroom with its own private ensuite in the raised pod extension. The property also includes a modern family bathroom and useful cellar.

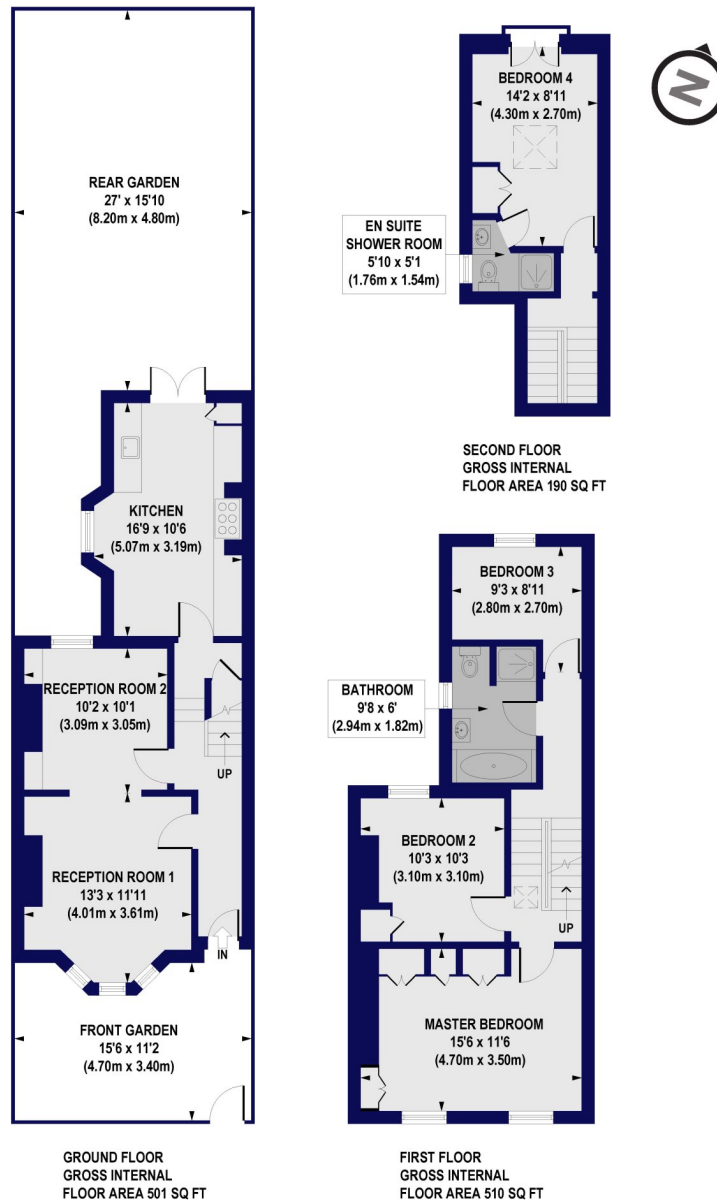
The house falls within catchment for Gillespie School as well as being within reach of a number of other brilliant local primary schools. The property is perfectly positioned for an array of local amenities including independent shops, restaurants and coffee shops as well as being in easy reach of three local parks and Gillespie Nature Reserve. Upper Street is only a short distance away and transport links are some of the best around with Arsenal station providing the Piccadilly line and Finsbury Park offering overground services (including the Thameslink network serving the City and Gatwick Airport) alongside direct links to Moorgate as well as underground services on the Victoria line. Numerous bus routes offer effortless transport to the City and West End whilst international links are facilitated from St Pancras.

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Gillespie Road, N5
Approx. Gross Internal Floor Area 1201 sq. ft / 111.66 sq. m



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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) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		60	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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