



CHATTERTON ROAD, HIGHBURY, LONDON, N4  
**£1,900,000 FREEHOLD**

**A BEAUTIFUL, FOUR BEDROOM, TWO  
 BATHROOM FAMILY HOME DESIGNED TO  
 THE HIGHEST OF STANDARDS.**

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## DESCRIPTION:

A truly sensational, four double bedroom, two-bathroom family home positioned on the ever-popular Chatterton Road, N4. Finished to an impeccable standard from top to bottom by the current owners and offering potential to extend into the roof subject to necessary planning permissions, the property benefits from wonderfully spacious rooms and has been designed with optimal family living in mind. Accommodation comprises of a light filled ground floor with oak parquet flooring throughout, a light-filled reception room with feature fireplace and bay window, then set directly behind is a stunning, fully extended to the side and rear kitchen/dining/living room. A bespoke, handmade wood kitchen, and bifolding doors lead out to a sizeable garden with paved and grassed areas creating the perfect entertaining space. A master bedroom spanning the full width of the building, a further double bedroom and a fully tiled family bathroom, with separate shower and bath can be found on the first floor. The second floor consists of two spacious double bedrooms and a modern shower room. A useable cellar and a downstairs wc/utility conclude this impressive home.

Chatterton Road is a tree-lined street in the Blackstock triangle which is renowned for its neighbourly feel. Furthermore, the property falls within the catchment area of several local schools rated "Outstanding" by Ofsted including the very popular Gillespie and Ambler Schools. The property is perfectly situated for an array of local amenities including independent shops, pubs, restaurants and coffee shops as well as being in easy reach of two other local parks, notably Clissold Park and Gillespie nature reserve being a small stroll away. Highbury Barn 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/Moorgate and Gatwick Airport) and underground services on the Victoria/Piccadilly lines. Numerous bus routes offer effortless transport to the City and West End.

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## Chatterton Road, N4

Approx. Gross Internal Floor Area 1762 sq. ft / 163.71 sq. m (Including Cellar)

Approx. Gross Internal Floor Area 1645 sq. ft / 152.79 sq. m (Excluding Cellar)



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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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