

PLIMSOLL ROAD, HIGHBURY, LONDON, N4  
£1,250,000

## A DELIGHTFUL THREE BEDROOM VICTORIAN HOME SET ON A PEACEFUL TREELINED STREET

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## DESCRIPTION:

A charming three bedroom family home positioned on a quiet, residential street in Highbury. A generous double reception room offers lots of natural light through the bay window and provides a wonderful entertaining space. The kitchen is located to the rear of the house and offers ample space for dining although this could be rearranged to include a side return as many others in the street have done. Access is provided to a mature rear garden from the kitchen while basement storage is located from the hallway. Three double bedrooms and family sized bathroom are located over the upper floors although a further two rooms could be created with the addition of a dormer and pod subject to consent.

Plimsoll 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, 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) and underground services including the Victoria line. Drayton Park also provides direct links to Moorgate, whilst numerous bus routes offer effortless transport to the City and West End.

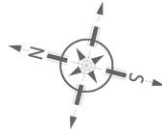
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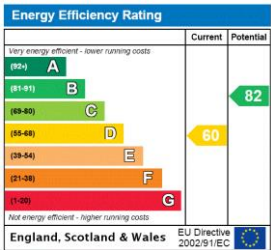
# Plimsoll Road, N4

Approx. Gross Internal Floor Area 1396 sq. ft / 129.73 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 1422 sq. ft / 112.66 sq. m (Excluding Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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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