



BALFOUR ROAD, LONDON, N5
£1,550,000 FREEHOLD

A SIZEABLE, FOUR BEDROOM FAMILY HOME
SITUATED IN HIGHBURY, N5.

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DESCRIPTION:

A magnificent, four-bedroom family home situated on a delightful, tree lined street in Highbury, N5. Standing at an impressive 1,919 sqft, the property offers the potential to modernise inside whilst also benefitting from a planning permission granted for a side return and loft conversion. Accommodation consists of a wonderful bright double reception room with feature fireplace and bay window. The rear of the house occupies a large, eat in kitchen which leads directly out to a landscaped, 46ft private garden. The first floor includes the master bedroom with built in storage, a second well proportioned bedroom and the family bathroom. The second floor similarly mirrors the first floor with two good sized double bedrooms.

Balfour Road is set just moments from the entrance to the green spaces of Highbury Fields and the prestigious Highbury Barn. The property is close to highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield.

Transport links are well serviced by Highbury & Islington station (Victoria and East London lines and Overground direct to the City) along with Arsenal underground station (Piccadilly line) both of which are only a short distance away. A wide selection of good bus routes is also on the doorstep.

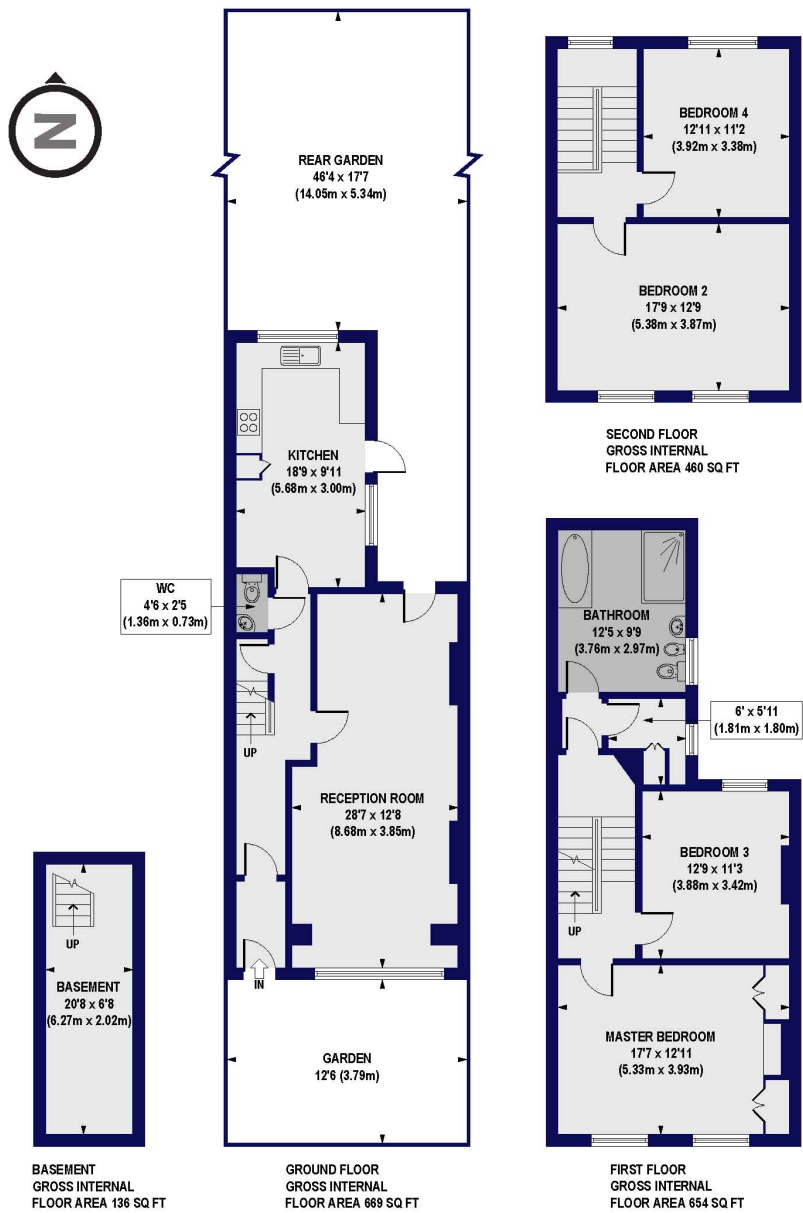
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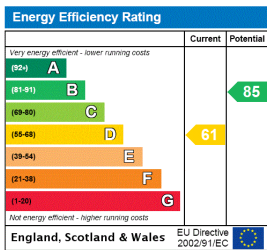
Approx. Gross Internal Floor Area 1919 sq. ft / 178.30 sq. m



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.



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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