



ROMILLY ROAD, LONDON, N4  
**£1,750,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED, FIVE BEDROOM  
 FAMILY HOME SET MOMENTS FROM THE  
 TUBE AND GREAT SCHOOLS.**

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## DESCRIPTION:

A sensational, five-bedroom family home situated on the ever-popular Romilly Road. Standing close to 1,900 sqft, the property has been cleverly extended by the current owners and tastefully decorated throughout. Accommodation comprises a spacious double reception room, complete with original features such as ornate cornicing and Victorian floorboards. Designed with family living in mind, the kitchen offers the perfect entertaining space with bifold doors leading out to a sizeable, south-west facing garden. Five good sized bedrooms can be found on the upper floors, three to the first floor with the master spanning the full width of the building at the front, along with a modern bathroom. The second floor again has two double bedrooms, with a gorgeous original stained glass window on the approach via the stairs. The property is completed with a useful utility area and cellar which is perfect for storage.

Romilly Road is set in the popular 'Blackstock Triangle' known for its village atmosphere and tree-lined streets. The property is located a short distance from a number of leading Islington schools and the Highbury Barn locale. For the outdoor enthusiast there are several sporting options nearby with Finsbury Park, Clissold Park and Highbury Fields offering wonderful spaces for recreation, and Gillespie Nature reserve and Parkland Walk for a leisurely stroll. Transport links are amongst the best in London with Arsenal (Piccadilly line) and the Finsbury Park hub (Victoria and Piccadilly lines, overground services and a substantial bus network) offering speedy access to Upper Street, the City, the West End, and International rail services at King's Cross St Pancras.

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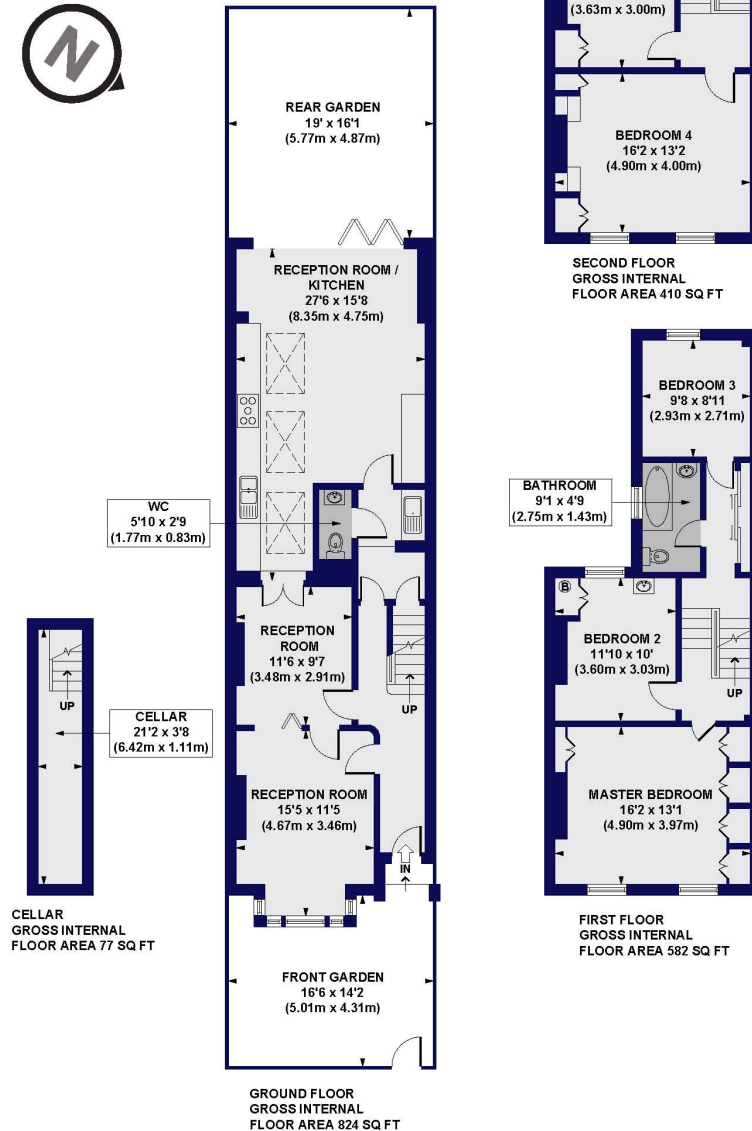




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## Romilly Road, N4

Approx. Gross Internal Floor Area 1893 sq. ft / 175.87 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>	72	85
(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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