



ROMILLY ROAD, LONDON, N4
£1,850,000 FREEHOLD

**A SENSATIONAL, FIVE BEDROOM, TWO
BATHROOM FREEHOLD HOUSE FINISHED TO
A BEAUTIFUL STANDARD.**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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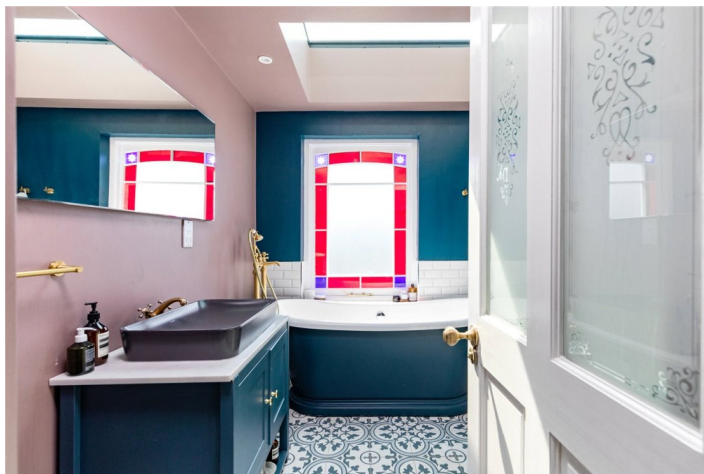


DESCRIPTION:

A stunning, five bedroom, two-bathroom family home set moments from the tube on Romilly Road, N4. Positioned on a handsome Victorian terrace, the property has been tastefully decorated throughout and benefits from a wealth of period charm. Accommodation comprises of a wonderfully bright double reception complete with featured log burner, ornate corning and the original Victorian wooden floorboards recently relayed. A DeVol kitchen, complete with a cleverly designed bay windowing allowing plentiful dining space, and a pivot door leading out into a sensational, south-west facing garden make the downstairs very special. The first floor consists of a beautiful master bedrooms spanning the full width of the front of the house, with two further good-sized bedrooms behind and a recently refurbished shower room. The sellers have smartly extended the house at the rear to create an additional bathroom, while two further excellent sized bedrooms complete the top of the house. A downstairs wc and useful cellar conclude this beautiful house.

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 to a number of leading Islington schools and the Highbury Barn locale. For the outdoor enthusiast there are a number of sporting options nearby with Finsbury Park, Clissold Park and Highbury Fields offering wonderful spaces for recreation, and Gillespie Nature reserve and the Parkland walk for a leisurely stroll. Transport links are amongst some of the best in London with the Finsbury Park hub (Victoria and Piccadilly lines and over ground services and substantial bus network) offering speedy access to Upper Street, the City, the West End, and International rail services at Kings Cross St Pancras.

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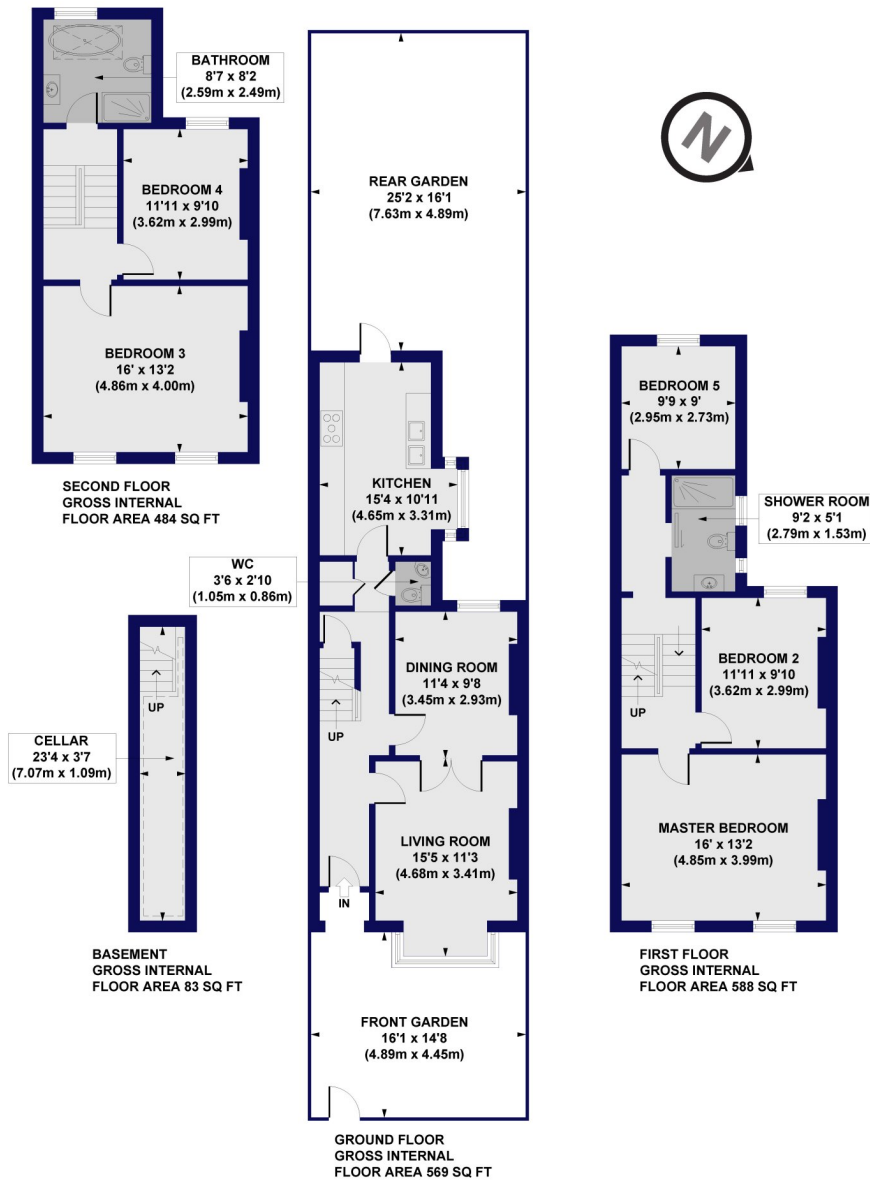


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Romilly Road, N4

Approx. Gross Internal Floor Area 1725 sq. ft / 160.23 sq. m (Including Cellar)

Approx. Gross Internal Floor Area 1642 sq. ft / 152.52 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		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH210277>

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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