HERRICK ROAD, HIGHBURY, LONDON, N5

£1,400,000 FREEHOLD

A WONDERFUL THREE BEDROOM FAMILY HOME WITH GENEROUS WEST FACING GARDEN.

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DESCRIPTION:

This truly stunning mid-mid terrace Victorian house has been extended and tastefully upgraded by the current owners to create a wonderful family home. The ground floor benefits from a light filled double reception room to the front which is flooded in natural light through the bay window and boasts period correct feature fireplace, cornicing and custom inbuilt storage.

A striking side return has been created to the rear to maximise entertaining space in the kitchen with a central island ensuring a social layout with lots of additional space for a dining table. Ample storage and worktop space features throughout and undercabinet lighting highlights dark stone worktops. Full width bi-fold doors cast a view over an absolutely exquisite west facing rear garden which is bathed in sun throughout the day.

Three double bedrooms and a family sized bathroom feature over the upper levels with master bedroom benefiting from inbuilt wardrobes. The property has been beautifully finished throughout and benefits from double glazed sash windows, large basement storage and the potential to create further accommodation subject to planning consent.

Herrick Road is located a short distance from Highbury Barn and the highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bournes Fishmongers and Wine Rack Vintners all of which are hugely popular with locals as well as drawing those from further afield. The green spaces of Clissold Park are moments away as is the highly sought after Stoke Newington Church Street.

Upper Street is within easy reach 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) alongside direct links to Moorgate as well as underground services on the Victoria line. Numerous bus routes offer effortless transport to the City and West End whilst international links are facilitated from St Pancras.

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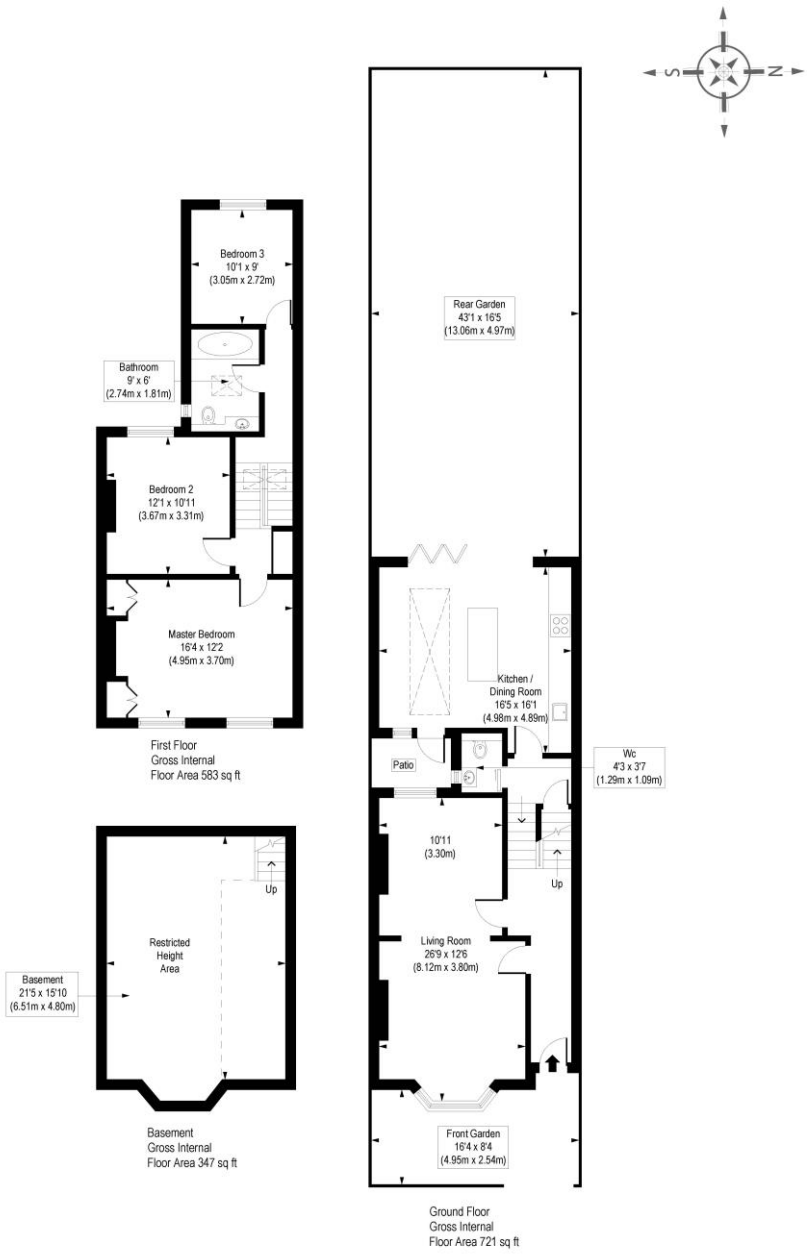
Approx. Gross Internal Floor Area 1651 sq. ft / 153.34 sq. m (Including Restricted Height)



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.

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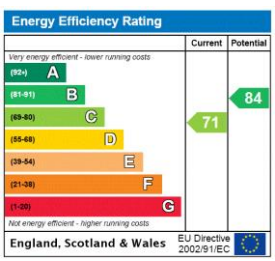

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