



ELPHINSTONE STREET, Highbury, London, N5
£1,250,000 FREEHOLD

AN UTTERLY CHARMING THREE BEDROOM VICTORIAN HOUSE WITH GARDEN AND ROOF TERRACE

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DESCRIPTION:

Set on a peaceful cul-de-sac just off Avenell road is this charming three-bedroom Victorian house.

The property has been beautifully finished and offers light filled and well proportioned rooms which seamlessly flow to create a wonderful family home. The ground floor provides the most fantastic open plan space with an abundance of period features which emphasise the Victorian charm, wooden floors and ornate cornicing feature alongside a feature fireplace and custom inbuilt storage. The well-appointed kitchen is located to the rear of the house and offers ample functional space whilst overlooking the rear garden.

Set over the first floor on the half landing is a generous and well-designed family bathroom which has been finished in a contemporary style with freestanding roll top bath and separate shower. The master bedroom is located to the front of the house and offers commanding views directly down the treelined street whilst a second double bedroom is located to the rear.

The third large bedroom occupies the entire top floor and benefits from lots of light and access to the private secluded roof terrace.

The house has been well maintained under its current ownership and offers a perfect opportunity for upsizers and downsizers alike in a most convenient, yet peaceful location.

Set in this highly desirable street, the house is perfectly set for easy living. The village atmosphere at Highbury barn is just a short distance away along with numerous independent shops, cafes and restaurants, whilst the property itself sits comfortably within the catchment area of a number of outstanding schools. An array of transport links offer effortless access across London with Arsenal tube providing the closest underground links on the Piccadilly line and Finsbury park station also within easy reach. Numerous bus services located on Blackstock road offer routes to the City, West End and Angel and international transport is facilitated from St Pancras.

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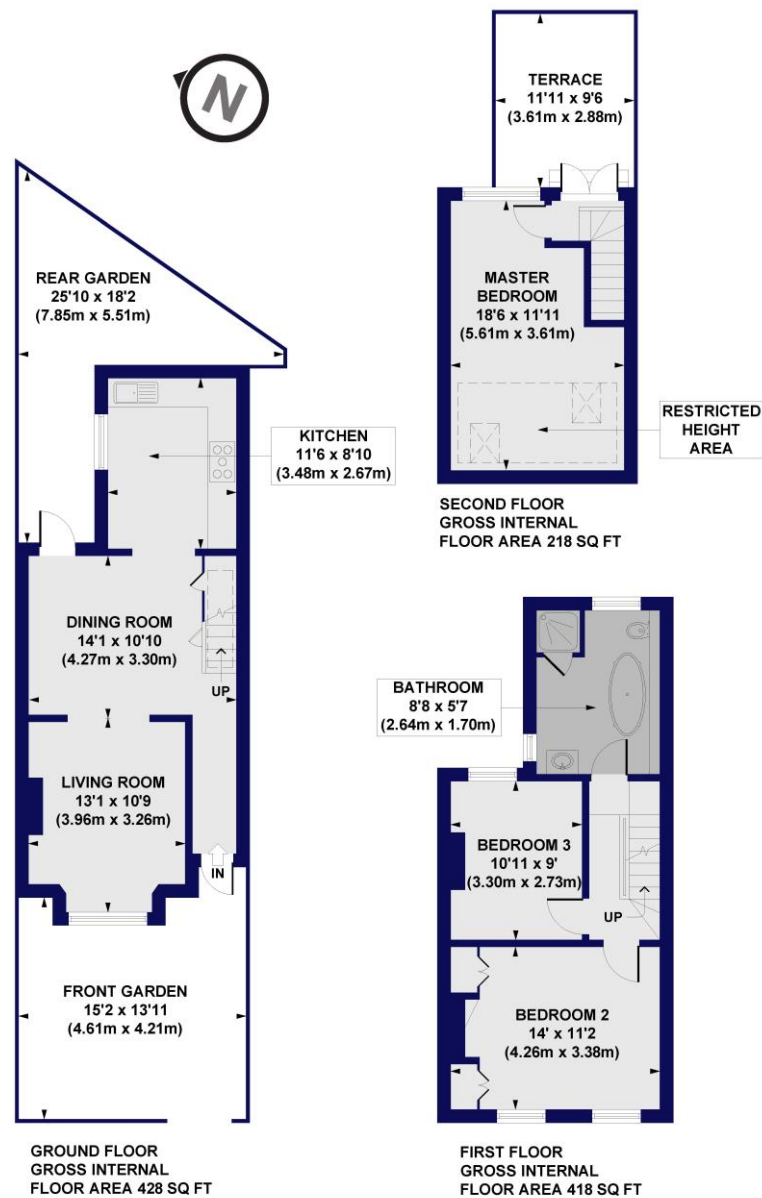


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Approx. Gross Internal Floor Area 1064 sq. ft / 98.86 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 994 sq. ft / 92.30 sq. m (Excluding Restricted Height Area)



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.

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