

INIGO



Highbury Terrace

LONDON N5

£5,950,000 FREEHOLD

Stone walkways wind through the bountiful private garden, which looks back towards wisteria climbing the rear façade.

Highbury Terrace has a unique standing in the most coveted area of Islington, overlooking the open green space of Highbury Fields. This exceptional Grade II-listed family home lies at the north-western reach, close to the culinary delights of Highbury Barn. It extends to almost 4,000 sq ft internally with six/seven bedrooms set over four elegant storeys, and has a contemporary lower level where glazing opens onto a wonderful, mature private garden.

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Setting the Scene

Highbury Terrace is characterised by its grand Georgian façades and bucolic views over one of north London's most beautiful expanses of greenery, Highbury Fields – considered by many to be the jewel in Islington's crown. It lies within easy reach of bustling Upper Street but offers a sense of seclusion and tranquillity more akin to country living.

The Grand Tour

The house is formally entered at raised ground level, first to a bright foyer and then through glazed doors that open to a wide hallway. To the left is a double reception room, bathed in light from the east and west aspects. On the other side of the plan, a living room with soaring ceilings and dark-stained timber flooring looks out over Highbury Fields through towering sash windows. High skirting and elegant restored corning add character to the space.



A wide archway leads through to the dining room and kitchen; the latter designed and built by Norfolk furniture-maker Michael Westgate, with worktops of honed granite and end-grain cherry, and an electric four-oven Aga. Honed marble fireplaces can be found in both rooms. Beyond lies the dining room, where shuttered French windows open onto a terrace with steps down to the garden.

The garden can also be accessed via an oak staircase inside the house, which leads down to an area that can be used as a private apartment. A recent renovation has seen the creation of a beautiful space with high ceilings and independent access that contains a kitchen, living room and bedroom. Rough-sawn oak flooring extends across the level and is paired with stainless-steel and smoked oak in the kitchen, where appliances are by Miele. From the living room, huge sections of glazing slide open onto a flagstone terrace within the garden.



A bedroom is set at the front of this section, a calm space with bespoke joinery throughout in birds-eye maple veneer and cedar. The en suite bathroom on this level has fittings by Vola and is finished in Tadelakt plaster. Utility space and storage line a corridor to the front, while three tanked storage spaces lie within the former coal drops.

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On the first floor lies the main bedroom, painted in a neutral grey-green; this has a large en suite bathroom with beautiful joinery, and is arranged around a free-standing bath. The bathroom is illuminated by a large window and is the perfect spot for lazy afternoons spent soaking in the tub. Also on this level is a library and adjoining study space, which could be used as a seventh bedroom. There are four further bedrooms on the upper level, one with an en suite WC. All four have built-in wardrobes and share access to a shower room.

The Great Outdoors

The garden has been beautifully and thoughtfully designed. Walkways of brick and York stone wind through bountiful, mature beds planted with asters, clematis and an abundance of other plant life. Wisteria climbs the terrace on the rear façade, while mature trees line the high brick walls at the rear of the garden. It is a beautiful spot for alfresco dining and a peaceful, secluded enclave.

Out and About

Highbury Fields contain tennis courts, a playground and a swimming pool within Highbury Leisure Centre. Highbury Barn is just around the corner, with its wonderful butcher Godfrey's, Bourne's Fishmongers, Da Mario deli and the excellent original branch of La Fromagerie. Upper Street is home to an abundance of amenities, from Ottolenghi to Gail's; the Almeida Theatre to The Old Red Lion Theatre & Pub.



There are further facilities at nearby Newington Green, including bakeries, a greengrocer, an Italian deli, a florist and a health-food shop, as well as numerous restaurants. King's Cross and Coal Drops Yard are within easy reach, and the Regent's Canal path at Angel is a short walk from the house. Dalston is also nearby, home to the famous Dusty Knuckle bakery and the bustling Ridley Road Market.

Highbury Terrace enjoys excellent access to public transport. The Victoria Line at Highbury & Islington is a few minutes' walk from the house; the Piccadilly Line is accessed via Arsenal Station, and there is a fast train into the City from nearby Drayton Park station. There are plenty of bus routes both into and out of the city.

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.

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PROPERTY NAME
Highbury Terrace

LOCATION
London N5

Approximate Floor Area = 362.5 sq m / 3902 sq ft
Including Limited Use Area (3.6 sq m / 39 sq ft)

Illustration for identification purposes only, measurements are approximate, not to scale

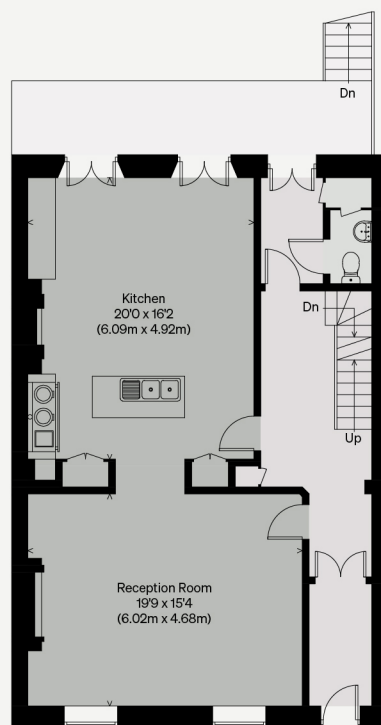
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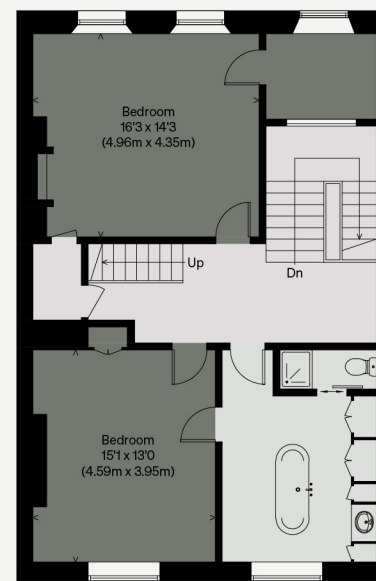
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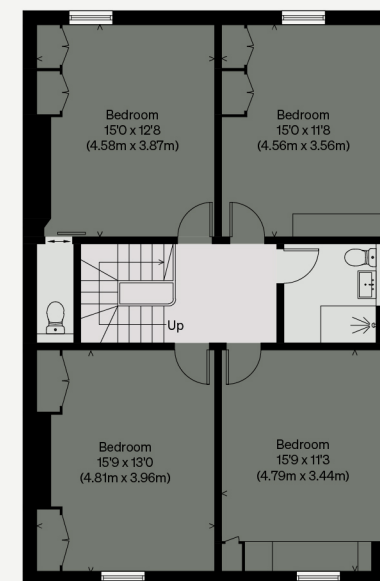
LOWER GROUND FLOOR



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