

Highbury Crescent, N5



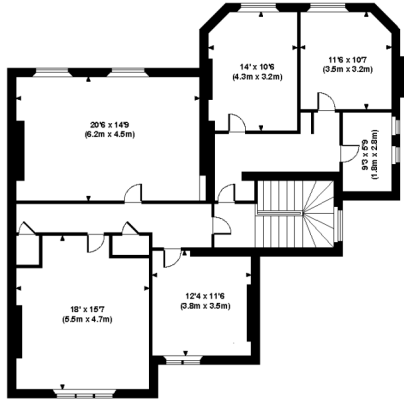
A truly substantial semi-detached Grade II listed property (circa 1848) with fabulous views across Highbury Fields and an enormous garden to the rear. This magnificent property requires refurbishment and internal transformation to residential usage but provides a wonderful opportunity to create a truly exceptional family home in a prime Islington location.

Permission for change of use to a single residence has been granted. The overall square footage is approximately 6187 gross internal, the entire plot is approximately 0.25 of an acre.

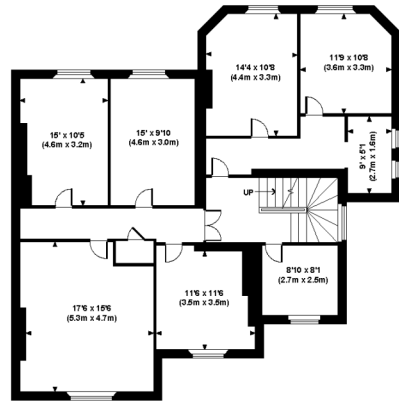
Price: £3,150,000 Freehold

HIGHBURY CRESCENT, N5

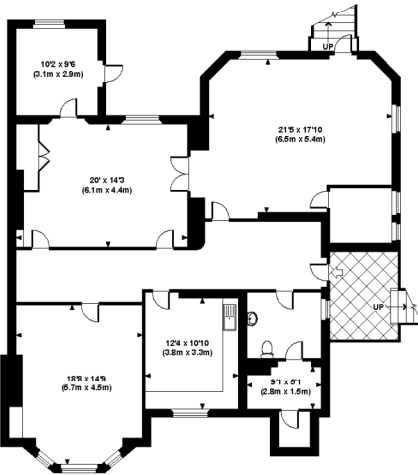
Approx. gross internal area
6187 Sq.Ft. / 575 Sq.M.



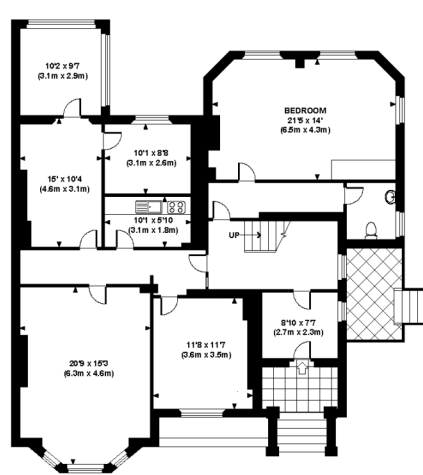
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only. Measured in accordance with R.I.C.S. code of measuring practice. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		29	1
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		25	24
England & Wales		EU Directive 2002/91/EC	

Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquires as to the accuracy of all matters upon which they intend to rely.