



Gillespie Road, N5 1LR

£1,350,000
Freehold



Gillespie Road

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Freehold

Located on a popular street in Highbury is this, four bedroom, three story family home. The accommodation comprises two large intercommunicating reception rooms, kitchen/dining room, leading on to a private south facing private garden extending to 31ft. The property benefits from approximately 1473sqft/136.9sqm of living space, including four generous sized bedrooms and a family bathroom located on the first floor. This property is close to Gillespie Park, Islington's award winning nature reserve, as well as being in close proximity to Highbury Barn/ Highbury Fields with its numerous bars, restaurants and amenities. Served by excellent Zone Two transport links the house is minutes away from Arsenal Underground Station, and Finsbury Park & Highbury Islington Stations, making it an ideal property for commuters and families alike.

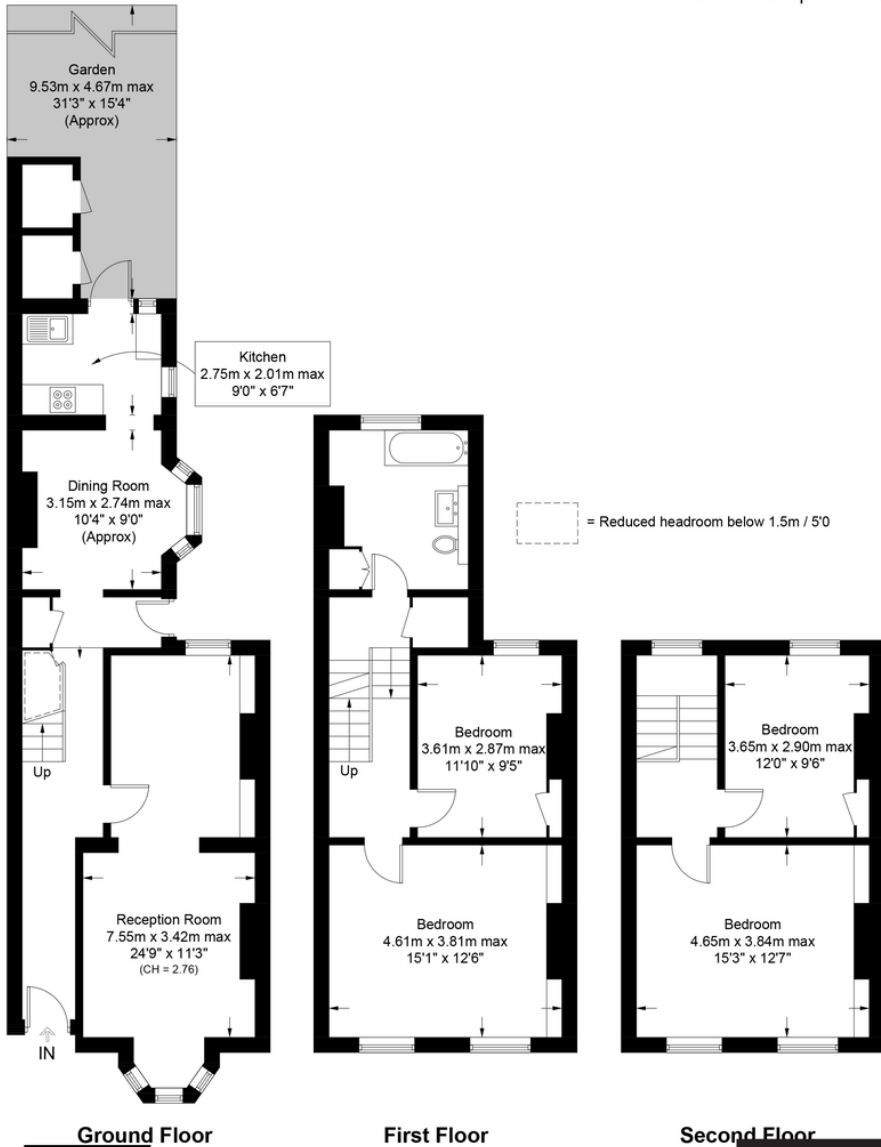
- Four Double Bedrooms
- Three Storey House
- 1473sqft/136/sqm
- South Facing Garden
- Ideal Family Home
- Mins walk to Clissold Park
- Mins Walk to Highbury Barn
- Great Location





Gillespie Road, N5

Approximate Gross Internal Area = 1462 sq ft / 135.9 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 11 sq ft / 1.0 sq m
 Total = 1473 sq ft / 136.9 sq m



Ground Floor

First Floor

Second Floor

**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1177990)

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General Contact

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



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