



DIGBY CRESCENT, HIGHBURY, LONDON, N4
£1,750,000 FREEHOLD

A GENEROUS FIVE BEDROOM FAMILY HOME WITH GARDEN AND ROOF TERRACE

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DESCRIPTION:

This attractive five bedroom Victorian house spans in excess of 2300sqft and is located in a peaceful, treelined, no-through road near Clissold Park. The property has been tastefully upgraded and extended by the current owners and offers flexible living accommodation across three full floors with an additional room and extra storage in the lower ground level. The ground floor provides a generous double reception room which is flooded in natural light through the bay window to the front. Original cornicing and fireplace compliment the room beautifully as does solid wooden flooring. A wonderful side return has been created to the rear which opens up the space perfectly to provide a social and light kitchen which leads to a low maintenance landscaped rear garden.

The master bedroom is located on the first floor with good sized double bedroom to the rear and sizeable family bathroom with roll top bath and separate shower on the half landing.

A further three bedrooms are located on the second floor alongside the shower room and access to a secluded private roof terrace. The attic space is currently undeveloped but has the potential to create further living space STPP.

Digby Crescent is renowned as a neighbourly and family friendly street and is perfectly situated for the amenities of the prestigious Highbury Barn and Blackstock Road. The green open spaces of Clissold Park and the Woodberry Down Wetlands Nature Reserve are just a short distance away, and the bars, restaurants and boutiques of the vibrant Stoke Newington Church Street are also close by.

Transport Links are well serviced with Arsenal (Piccadilly Line) and Finsbury Park (Victoria and Piccadilly Line and National Rail direct to Moorgate) both within easy reach. There are also several great bus links taking you into the City and West End.

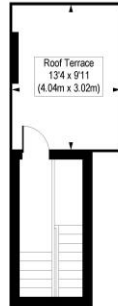
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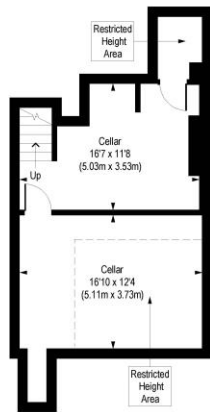
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Digby Crescent, N4

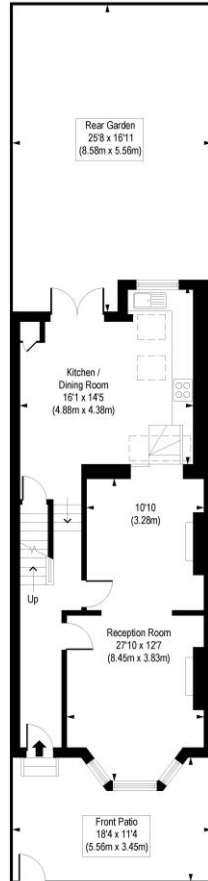
Approx. Gross Internal Area 2360 sq. ft / 219.27 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Area 2217 sq. ft / 205.98 sq. m (Excluding Restricted Height Area)



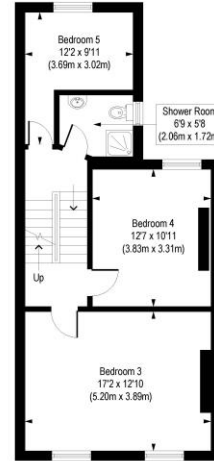
Third Floor
Gross Internal
Floor Area 73 sq ft



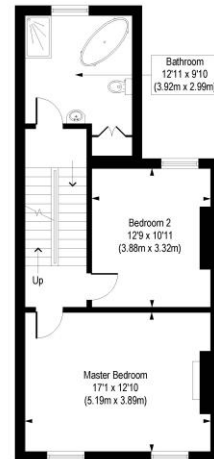
Lower Ground Floor
Gross Internal
Floor Area 421 sq ft



Ground Floor
Gross Internal
Floor Area 701 sq ft



Second Floor
Gross Internal
Floor Area 564 sq ft



First Floor
Gross Internal
Floor Area 581 sq ft

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.

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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