



GILLESPIE ROAD
LONDON, N5

GRANT J BATES
— PROPERTY —



A four bedroom Victorian home, entirely renovated, and near 2,000 sq ft.

GJB

Gillespie Road, London, N5

Freehold

- Four Bedrooms
- Victorian Home
- Fully Renovated
- Near 2,000 Sq Ft
- Brilliant Interiors
- Fully Extended
- Air Conditioning
- Bespoke Kitchen
- Mandarin Stone Bathrooms
- No Chain

Description

A beautifully refurbished four-bedroom Victorian home arranged over four floors and extending to approx. 1,904 sq ft, this property combines period architecture with an exceptional designed interior.

The lower ground floor has been completely reimaged to create a striking open-plan kitchen and dining space, defined by full-height aluminium Crittall doors and floor-to-ceiling Cortizo sliding glass opening onto a landscaped patio. A bespoke kitchen with porcelain-slab worktops, 4-in-1 boiling water tap, and a full suite of Smeg appliances sits beneath a large rooflight, flooding the space with natural light. Engineered dark chevron flooring runs throughout, complemented by bespoke joinery and clean wall panelling detail.

The living areas benefit from ducted air-conditioning and underfloor heating across the ground and lower ground levels, with electric UFH in the bathrooms. Mandarin Stone marble tiling and Aquaroc fittings add a refined finish,

while new timber sash windows and brand-new carpets complete this turnkey renovation.

Upstairs, four bedrooms are spread across the upper floors, including a generous principal suite and two further bathrooms finished to a boutique-hotel standard.

Situation

Gillespie Road is one of Highbury's most sought-after tree-lined streets, moments from Highbury Fields, Clissold Park, and Arsenal Station (Piccadilly Line), with the independent cafés and restaurants of Highbury Barn, Blackstock Road and Newington Green all within easy reach.

Additional Information

Local Authority: Islington

Council Tax Band: E

EPC Rating: B

Grant J Bates

Director

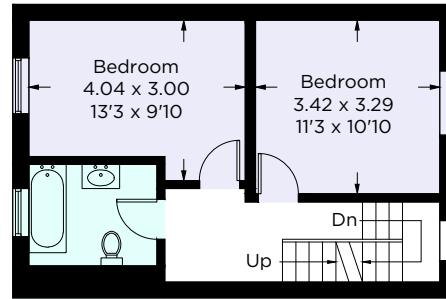
0207 981 2584

grant@grantjbates.com

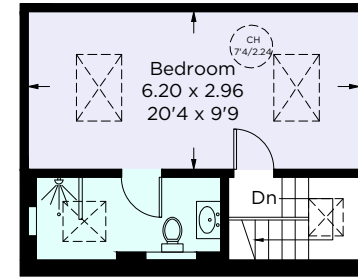




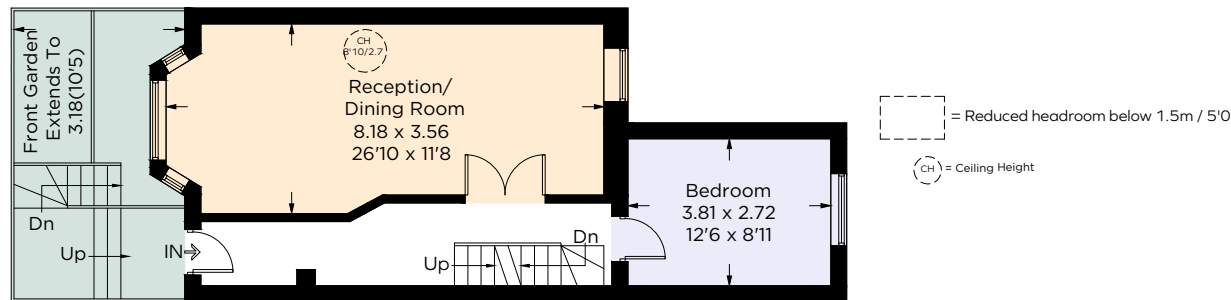




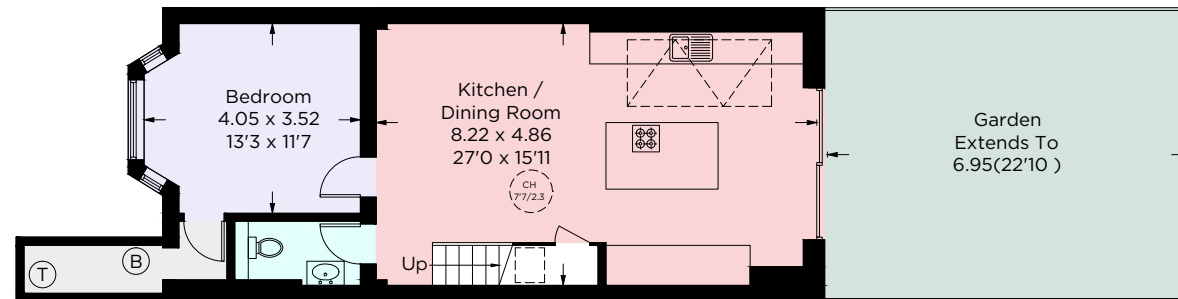
First Floor



Second Floor



Raised Ground Floor



Lower Ground Floor

Gillespie Road

Approximate Gross Internal Area = 177.4 sq m / 1904 sq ft,

Approximate Gross External Area = 53.0 sq m / 570 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.