



Aubert Road, London, N5 1TX

Asking Price: £2,500,000 Freehold

5 Bedrooms | 2 Reception Rooms | 3 Bathrooms

A superb five bedroom Victorian family home (approx. 2,418 sq ft) arranged over four floors in prime Highbury. Blending period charm with a contemporary kitchen extension opening onto a landscaped south-facing garden, the property also benefits from a cinema/games room and well-balanced accommodation throughout. Ideally located close to Highbury Barn, Highbury Fields and excellent transport links.

- Freehold



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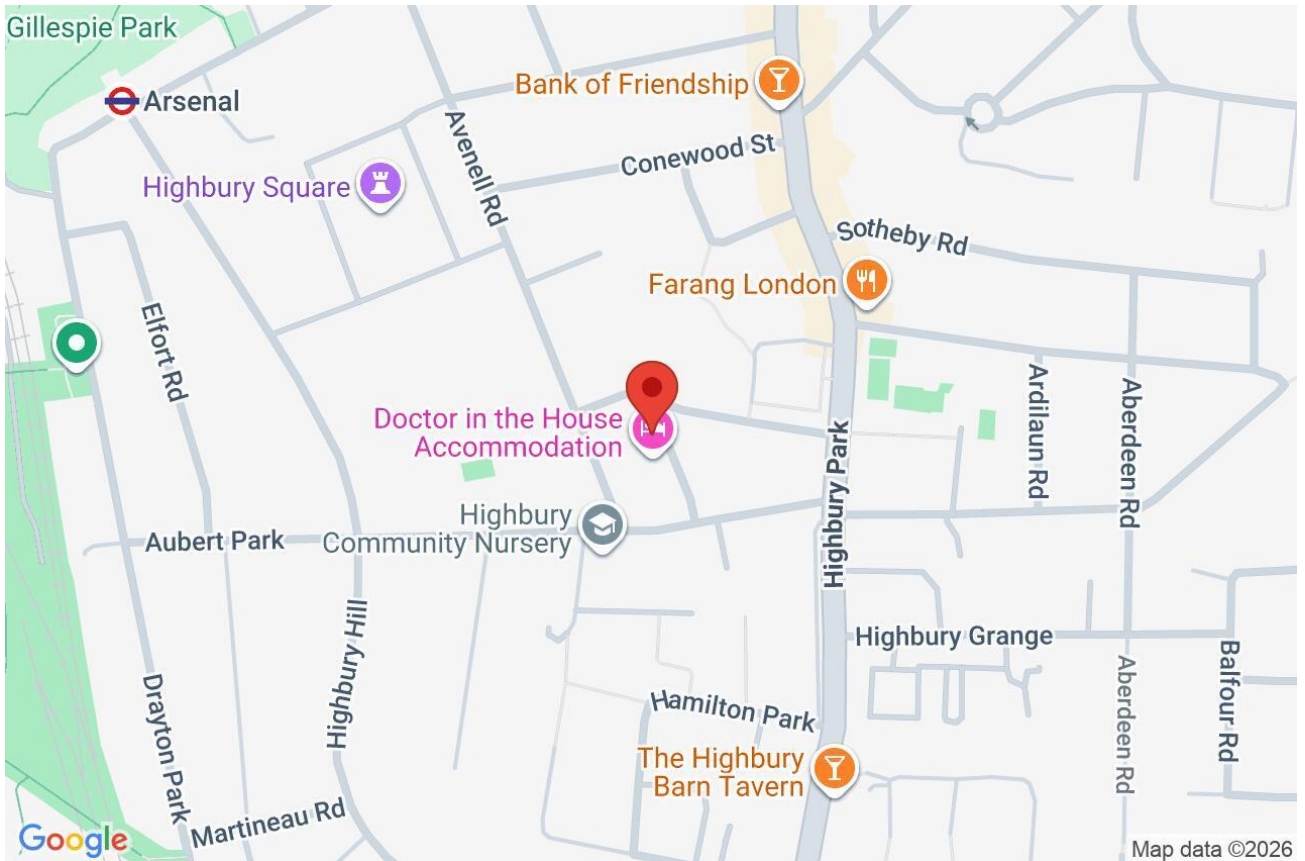
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Approx Gross Internal Area 2418 Sq Ft - 224.73 Sq M
 Approx. Floor Area Including Restricted Heights 2428 Sq Ft - 226.83 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
 However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		