



Kelvin Road, N5

£1,600,000 Freehold



On the market for the first time in 53 years is a superbly located end-terraced Victorian home in the heart of Highbury. Spanning over 2,500 sq ft, this five-bedroom property is offered chain-free and ideal for families wanting to create their dream home or investors seeking a renovation project. The house, arranged over three levels, features 3m high ceilings and a double reception on the ground floor, and a kitchen leading to a west-facing garden. Upstairs, you'll find the bedroom accommodations, and an unconverted loft space.

- 2,590 sqft / 241 sqm
- Renovators Delight
- Five Bedrooms
- Double Reception
- First time on market in 53 years
- Sold Chain Free
- Excellent Location + Transport
- Lovely Garden

Kelvin Road is a quiet street near excellent schools, cafes, and

*Highbury*

To arrange a viewing please contact:

Highbury office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111  
E [highbury@davidandrew.co.uk](mailto:highbury@ davidandrew.co.uk)



## Kelvin Road, N5

Approximate Gross Internal Area = 1914 sq ft / 177.8 sq m

Basement = 124 sq ft / 11.5 sq m

Reduced Headroom = 552 sq ft / 51.3 sq m

Total = 2590 sq ft / 240.6 sq m



**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. (ID1123117)

**DAVID  
ANDREW** | your most reliable asset



### Agent's Note:

Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

### Archway office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

E archway@davidandrew.co.uk

### Highbury office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

E highbury@davidandrew.co.uk

### Stroud Green office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

E stroudgreen@davidandrew.co.uk