

Hamptons

INTERNATIONAL



Aubert Road, London, N5

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OFFERS IN EXCESS OF

£2,500,000

(£2,500,000)

Property details



Key features

- **Close to 2700 sq. ft.**
- **Arranged over four floors**
- **South-West facing garden**
- **Sought after location**
- **Open-Plan living**
- **Utility area**

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Description

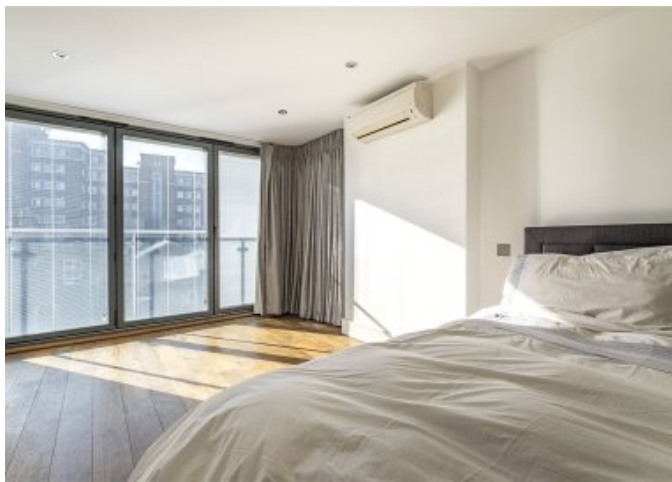
A beautifully and meticulously designed extended Victorian residence benefitting from a South-West facing garden. Totalling circa 2700 square feet of living accommodation across four floors. The open-plan living area on the ground floor seamlessly combines the best of Victorian architecture with modern design. The spacious living room boasts high ceilings, large bay windows with plantation shutters, and ornate cornices, flooding the space with natural light. It provides a comfortable and inviting atmosphere, perfect for entertaining guests or enjoying quality time with family. The original fireplace serves as a striking focal point, adding warmth and character to the room. Adjacent to the living room is the stylish dining area, which effortlessly flows into the contemporary kitchen. This thoughtfully designed open-plan layout creates a sense of connectivity, ideal for socialising while preparing meals. The kitchen features state-of-the-art appliances, sleek countertops, ample storage space, and a convenient island. Descending to the lower ground floor prepare to be amazed by the additional space that awaits. Carefully excavated, this level has been transformed into a sprawling reception/games room, complete with a utility area and a convenient W.C. This exceptional space provides the perfect haven for children to play and explore, allowing them to unleash their creativity and enjoy their own dedicated area. Ascending the staircase to the upper levels, you'll discover five generously sized bedrooms, each exuding its own charm and character. The primary suite is a true retreat, offering a serene oasis with a luxurious en-suite bathroom and a Juliette balcony. The additional bedrooms provide flexibility for various needs, whether it be accommodating a growing family, hosting guests, or creating a home office or hobby room. Outside, the meticulously landscaped garden offers a private sanctuary, a patio area perfect for outdoor gatherings or relaxation. Situation Situated within a sought-after neighborhood, moment away from Highbury Barn and High Fields. The area provides easy access to local amenities, schools, parks, and transportation links, ensuring a well-connected lifestyle. Property Ref Number: HAM-34121



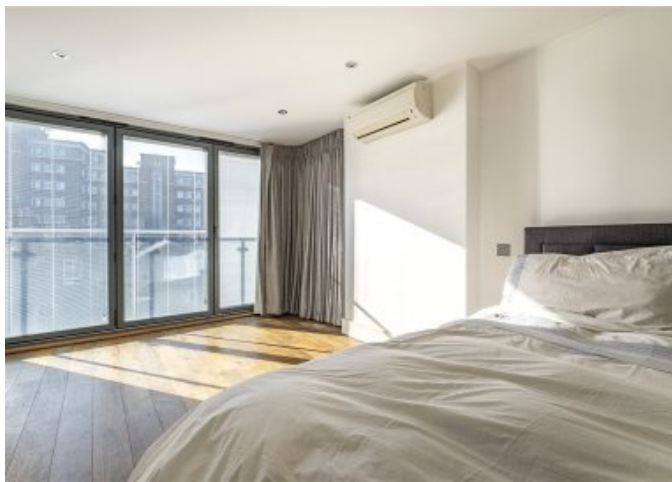














Floor plan

AUDERT ROAD

Approximate Gross Internal Area (excluding reduced headroom / eaves storage)

Lower Ground floor = 52.4 sq. ft. (48.7 sq. m.)

Ground floor = 743 sq. ft. (69.0 sq. m.)

First floor = 509 sq. ft. (47.3 sq. m.)

Second floor = 504 sq. ft. (46.8 sq. m.)

Third floor = 348 sq. ft. (32.3 sq. m.)

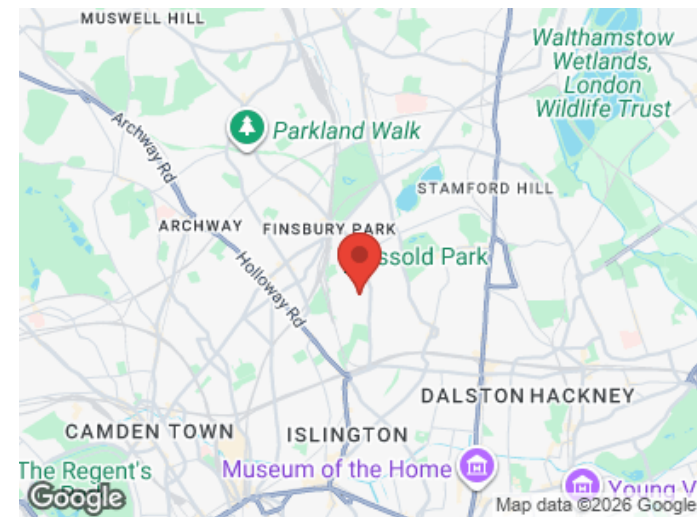
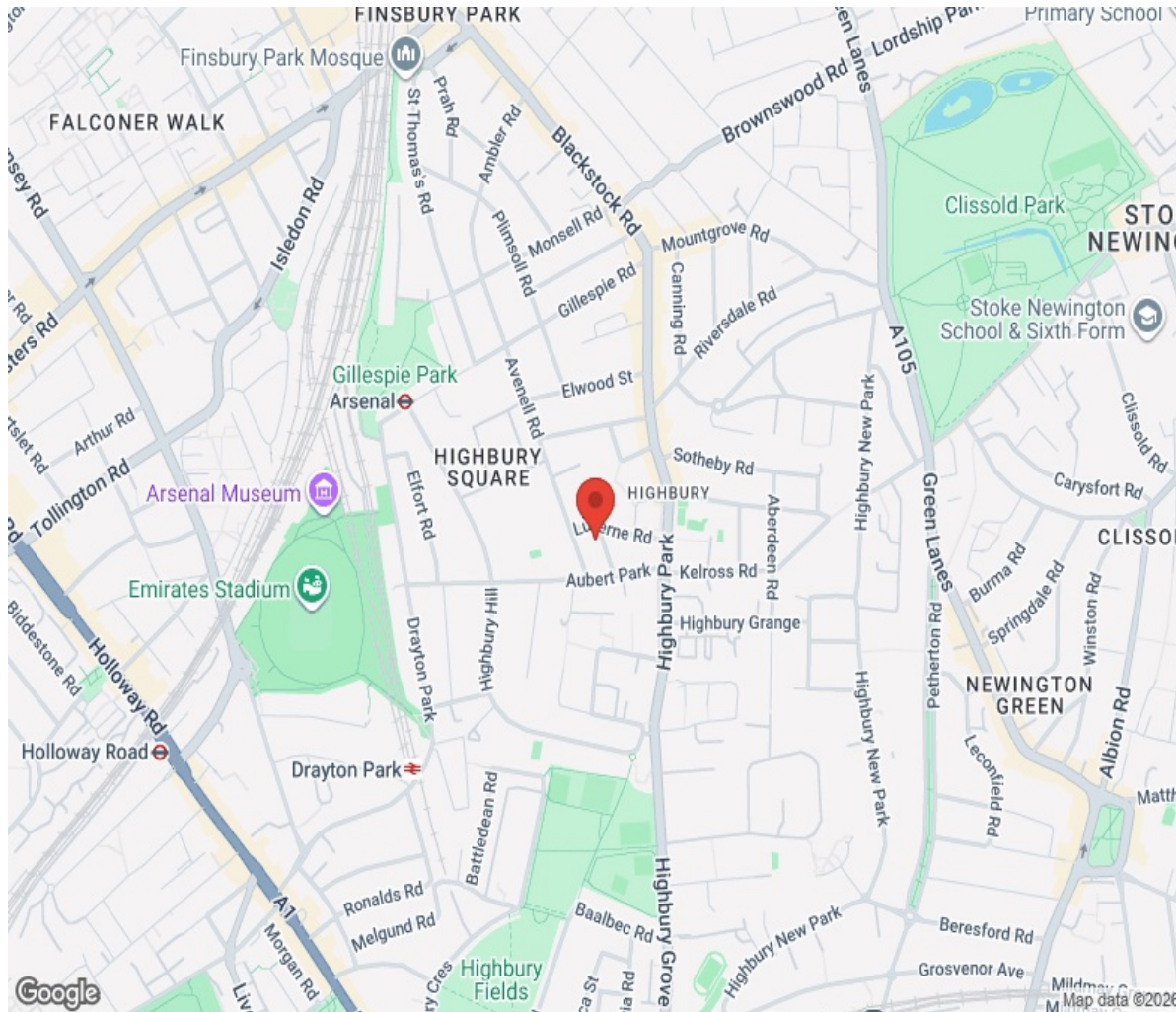
Reduced headroom / Eaves Storage = 47 sq. ft. (4.4 sq. m.)

Total = 2675 sq. ft. (248.5 sq. m.)



This plan is for your guidance only. Not drawn to scale unless noted. Windows and floor openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, figures and compare bearings before making any decisions reliant upon them. 1/15/2015

Location



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