



95 Leconfield Road, London N5

STRUTT & PARKER
BNP PARIBAS GROUP 

Leconfield Road, London N5

The property

Located in the popular backwater of Newington Green, Leconfield Road is a handsome Victorian townhouse built 1877. Typical of its decadent period, the decorative external architecture, includes: London stock brickwork to Flemish bond with elaborate castings surrounding bay and sash windows.

Approached via steps to an elevated position, the property enjoys the raised ground floor in addition to the lower ground floor side entrance to the utility room and kitchen. The front garden has a beautiful ornate Cherry tree with easy to maintain borders.

A galley entrance hall with side cloakroom retains many of its original period features including exposed plank floorboards, turning staircase with mahogany banister, corning and original cane stand with fluted spindles. The hall leads into the drawing room and study (8.4m x 6.8m). This light and spacious principal reception room has two fireplaces, large triple sash bay window, and tall ceilings of circa 3m. The room enjoys views to the west at the front and east to the rear garden.

A lower staircase leads past bedroom four to the open plan breakfast / dining room with double French windows onto the rear garden. The utility room and side bedroom three (currently used as a playroom) has a bay window with working shutters. Scope exists, subject to the receipt of planning permission to add a bathroom in the utility room. The fully fitted galley kitchen has a Lacanche stove (five bar gas hob and double ovens). The galley kitchen leads into an orangery with breakfast island, storage shelving, and double doors onto the rear courtyard garden. There is scope to add a side extension return to the kitchen, and a double height extension to the rear elevations. The garden receives sun for the majority of the day and has been fenced and landscaped to

include sun terrace, level lawn, and flowering borders with mature shrubs.

A central staircase from the entrance hall leads up to the first-floor landing, passing family bath/shower room fitted with cast iron bath and separate shower. The principal bedroom has two sash windows and fitted wardrobes with a period fireplace surrounded by timber mantle. A further double bedroom is positioned off the landing with views over the rear garden. A number of houses on the road have converted their attics to habitable space, subject to planning, and added mansard attic extensions.

Location

Leconfield Road is close to Newington Green, with its independent cafes, restaurants, shops and amenities. Newington Green has a park and a playground, in addition to Highbury Fields, and Clissold and Butterfield parks.

The property is well connected:

Canonbury Station - 0.3 miles

Dalston Kingsland - 0.6 miles

Dalston Junction - 0.7 miles

Highbury & Islington (Victoria Line) 0.9 miles

Kings Cross / St. Pancras 2.4 miles

There are good schools locally:

Newington Green School - 0.2 miles (Ofsted rated - good)

Grasmere Primary School - (Ofsted rated - good)

St Paul's Steiner School - 0.4 miles







Terms

Tenure: Freehold

Council Tax: F

EPC: E

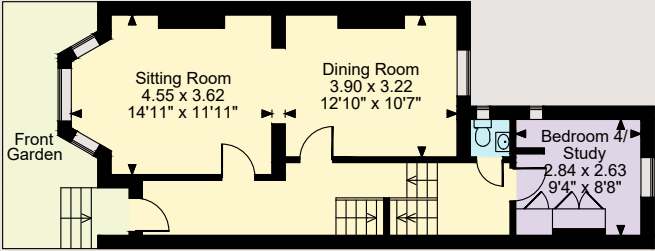
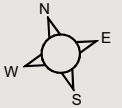
Services: Mains gas, water, drainage, electricity – Gas fired central heating
Fixtures & Fittings: Available by separate negotiation.

Local Authority: London Borough of Islington

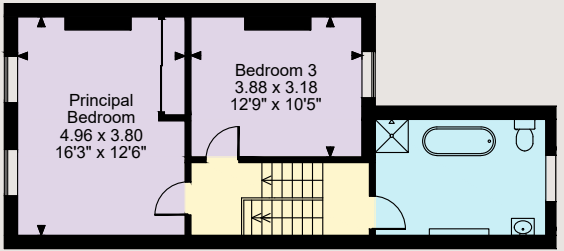
Parking: On-street parking is available from the local authority at an additional cost

Asking Price: £1,695,000

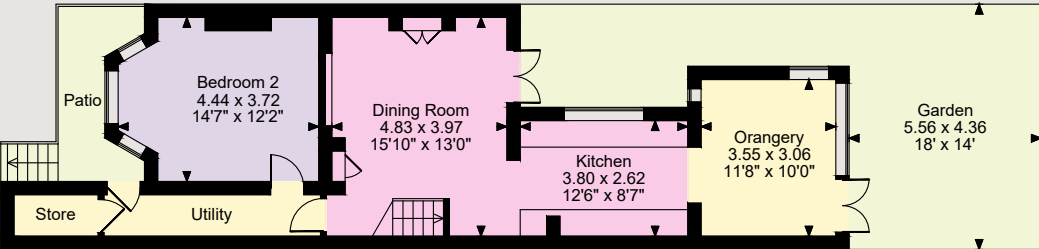
Floorplans
 House internal area 1,807 sq ft (168 sq m)
 For identification purposes only.



Ground Floor



First Floor



Lower Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Islington

5 Aldermanbury Square, London EC2V 7BP

07721 572732

islington@struttandparker.com

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