

ASKING PRICE

£825,000

Highbury Square

London, N14 5AE

## PROPERTY SUMMARY

### Guaranteed Ashmole Primary & Secondary School Catchment - A Rare Family Opportunity

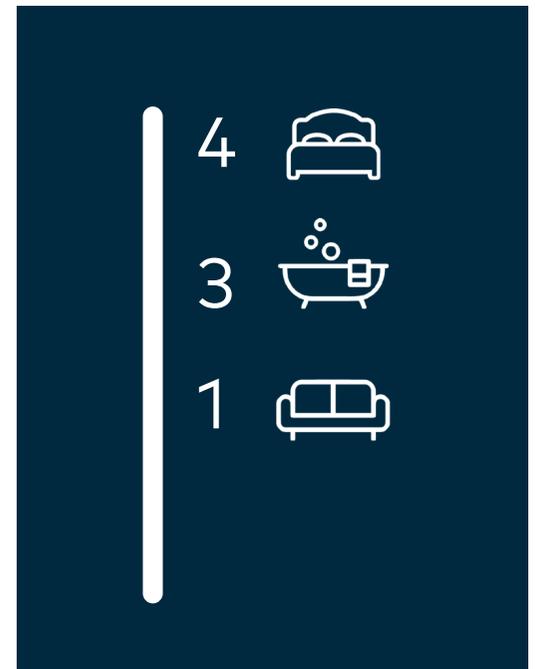
Located within the guaranteed catchment for the highly sought-after Ashmole Academy, this beautifully presented four-bedroom townhouse offers an exceptional opportunity for families prioritising top-tier education.

Set within the desirable Highbury Square area, this modern terraced home spans approximately 1,490 sq ft and has been thoughtfully refurbished to create a bright and contemporary living space throughout. The property features four generous double bedrooms and three stylish bathrooms, perfectly suited to growing families.

The ground floor welcomes you with a spacious reception room that flows seamlessly into the heart of the home, while to the rear, a large private garden provides an ideal setting for entertaining or relaxing.

Further benefits include a wide plot offering scope for landscaping or enhancement, along with two allocated parking spaces — a rare convenience for London living.

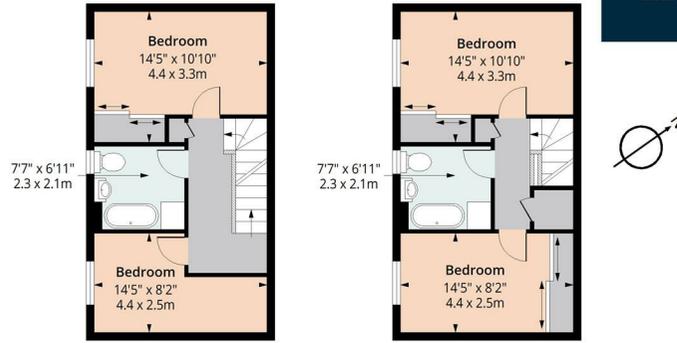
Positioned just 0.3 miles from Southgate Underground Station, the property offers excellent connectivity into central London.





# Highbury Square N14

Approx. Gross Internal Area 1152 Sq Ft - 107.02 Sq M  
 Approx. Gross Parking Area 338 Sq Ft - 31.40 Sq M



**First Floor**  
 Floor Area 384 Sq Ft - 35.67 Sq M

**Second Floor**  
 Floor Area 384 Sq Ft - 35.67 Sq M



**Ground Floor**  
 Floor Area 384 Sq Ft - 35.67 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
 lpaplus.com Date: 25/3/2026

## LOCAL AUTHORITY

## TENURE

Freehold

## EPC RATING

## COUNCIL TAX BAND

F

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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