

AUCOOT



ADDRESS

Sotheby Road, Highbury, London, N5

PRICE

£900,000

DESIGNER

Paperwork

INFORMATION

Entry to the apartment is via the handsome red-brick façade of a Victorian terraced townhouse, meticulously maintained by the three freeholders and punctuated by traditional sash windows.

Inside, original floorboards run throughout and ascend to the third floor, where the living spaces have been thoughtfully positioned to make the most of the plan. At the front of the home, two large sash windows fill the reception room with natural light, while Bauwerk limewash on the walls and ceilings throughout the living spaces provide a calm, understated backdrop to the bespoke joinery and cabinet. The fireplace has been restored to working order, with a marble surround and original tiling, forming a focal point for the space.

French doors lead through to the beautifully realised kitchen, which combines in-frame Shaker-style cabinetry painted in Sudbury Yellow by Farrow & Ball with Calacatta Viola marble worktops. A Lacanche Beaune range cooker, with gas hob and electric oven, is flanked by open shelving and fluted wall lights positioned beside the concealed extractor. Sunlight streams through the sash window, catching the Rowen & Wren brass fixtures.

To the rear of the plan is the principal bedroom, which enjoys a southerly aspect. Decorated in Sage Green by Little Greene, the room has a cosy, considered feel and incorporates a built-in marble dressing table alongside a run of fitted wardrobes. Additional storage lines the hallway wall on this floor, forming an elegant yet practical utility area.

An assured use of colour continues on the second floor, where Nashville House by Lick has been applied across the walls, ceiling and bespoke wardrobes. A characterful original coloured-glass door opens into the bathroom, which is fitted with Burlington fixtures and finished with brown zellige tiles that reflect light and bring warmth to the space.

Throughout the flat, the woodwork - including windows, skirting boards and doors - is painted in Wevet by Farrow & Ball. Antique-brass sockets and switches by Jim Lawrence are used throughout, creating a strong feeling of cohesion.

At the top of the home lies an expansive south-facing terrace, which enjoys sunlight throughout the day. It is the only terrace in sight, offering a rare and irreplicable sense of privacy and elevation. Newly laid checkerboard tiles run underfoot, and there is ample space for planting, dining and entertaining.



EPC

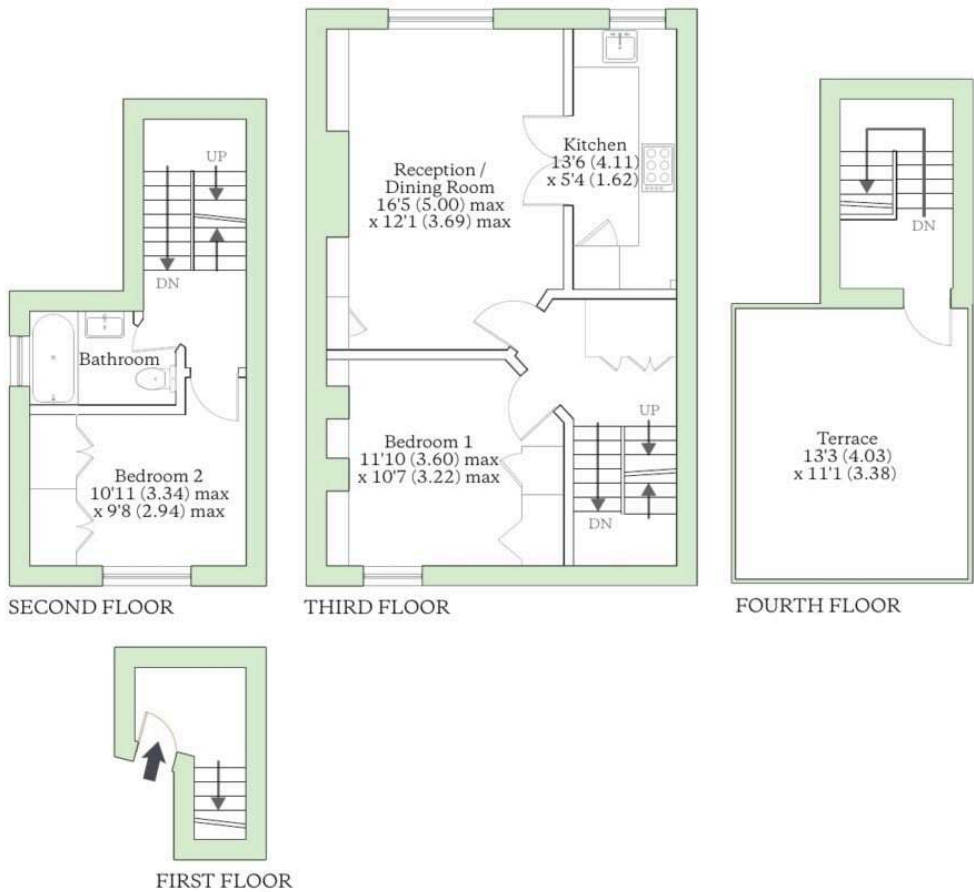
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SOTHEBY ROAD, LONDON, N5

Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026
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