



## Grange Grove, N1

£2,800,000

**Dexters**





## Grange Grove, London, N1

A Victorian, semi-detached home in Canonbury. There are three double bedrooms all with en-suite bathrooms, double reception room, study, kitchen diner, garden and off street parking.

On the ground floor is a double reception room with two fireplaces and period features. A study, large bedroom with a Jack & Jill bathroom and open plan kitchen diner with bi-folding doors out to the garden.

The first floor is taken up solely by the master bedroom which has an en-suite bathroom, built in wardrobes and fireplace. On the top floor is the second bedroom again with an en-suite bathroom and built in storage.

A substantial family home there is a lower ground floor utility room, landscaped rear garden with raised stone terrace and private driveway with off street parking.

Highbury & Islington station is around the corner (approximately a quarter of a mile away). As is Upper Street with its many bus routes to central London, shops, bars and restaurants.

### Features

Three Double Bedrooms  
Three Bathrooms  
Two Reception Rooms  
Study  
Victorian Home  
Off Street Parking





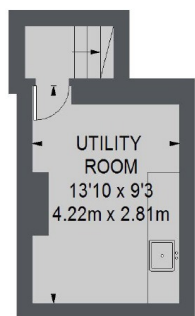




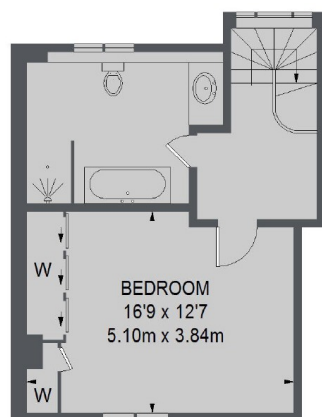




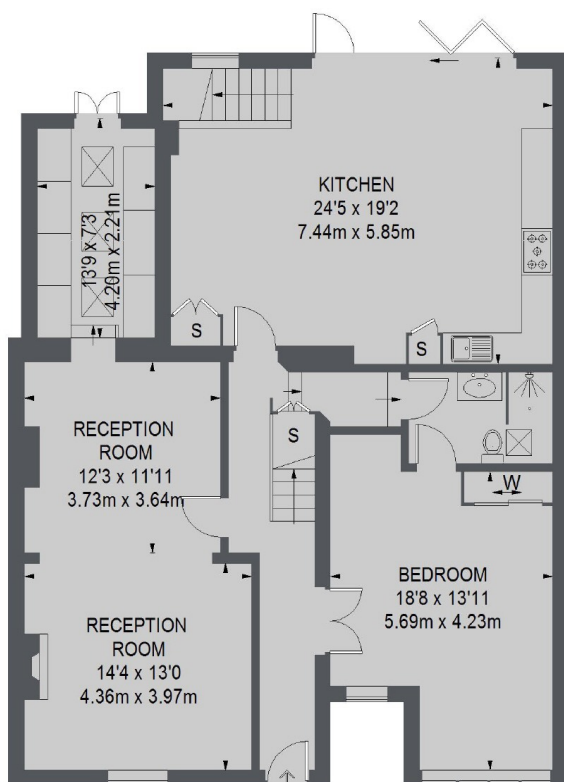
# Grange Grove, London, N1



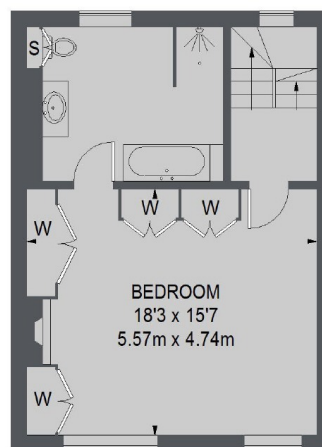
LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 2399 SQ. FT. (222.88 SQ. M.)

**Dexters**

Islington  
76 Upper Street, London, N1  
ONU

Sales  
020 7483 6373

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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