



5 Alwyne Square, London, N1 2JX

£2,400,000



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Nestled in the heart of Canonbury lies this beautifully presented neo-Georgian family home comprising 4 bedrooms, double reception room, dining room, fully fitted kitchen, family bathroom, ensuite, and separate wc plus a lovely rear garden and garage with walk-on wine cellar.

Originally built in 1962 over three floors a fourth was added in 2001 and now houses an attic style double bedroom laid with solid wood floors and an ensuite with a shower, velux windows, tiled flooring and walls and a built in vanity unit.

The other two bedrooms are situated on the second floor. They are both of great size, have full built in wardrobes, solid wood flooring in one and Amtico flooring in the other. The family bathroom is also on this floor at the rear of the property and down the hallway the street facing study/dressing room equipped with built in wardrobes.

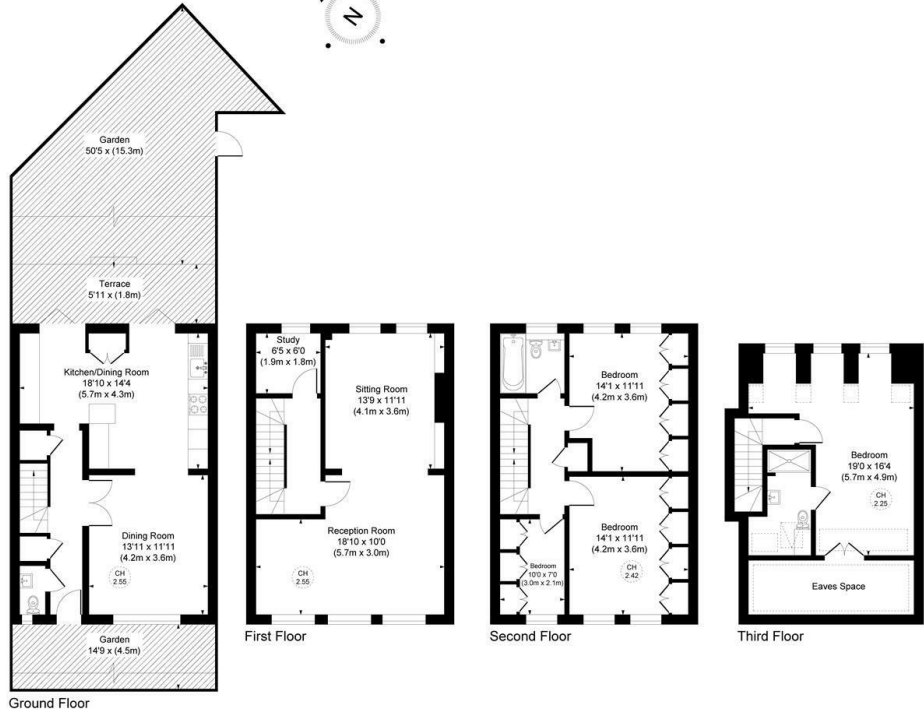
The majority of the first floor is home to a beautiful living space consisting of a period style ornate fireplace, built in bookshelves and storage cupboards along with the same solid wooden floors seen previously. There is also a separate study room to the rear aspect of the house.



Council Tax Band:



Alwyne Square, N1
Approx gross internal area
1923 Sq.Ft / 178.69 Sq.Mt

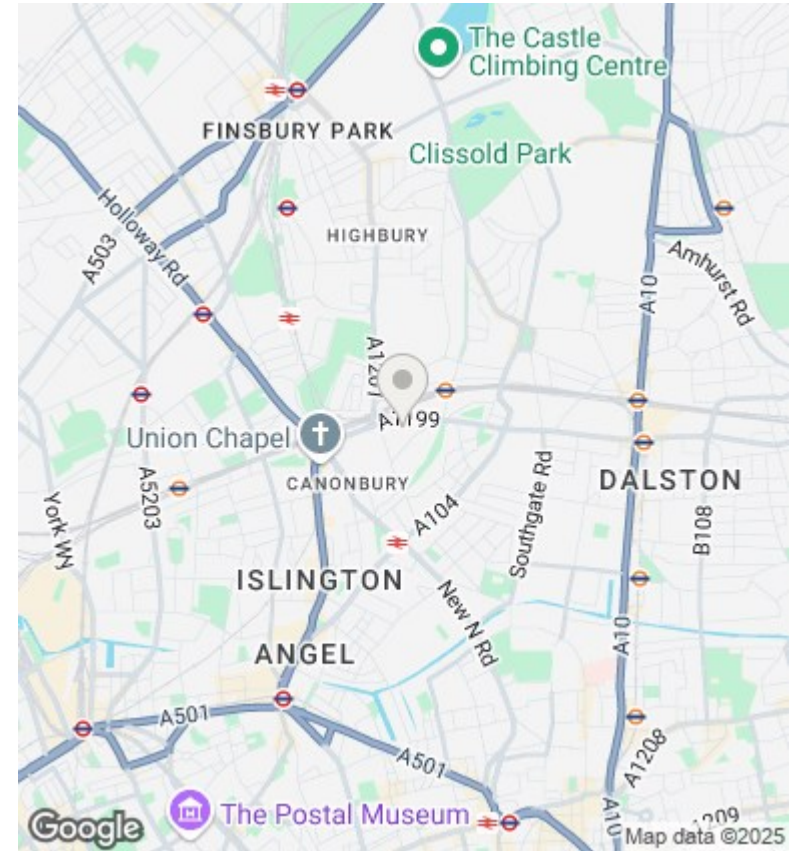


Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Full description





