

AUCOOT



ADDRESS

Canonbury Park North, Canonbury, London
N1

PRICE

£3,500,000

DESIGNER

INFORMATION

This Grade II-listed semi-detached villa, built in 1845, sits back from the street, shaded by the feathery foliage of a mature acacia tree. With the stately grandeur of its London stock brick and stucco façade, it cuts a handsome figure along the beautifully maintained row of houses. Owned by the same family for 36 years, its architectural pedigree and exceptional location offer an extraordinary opportunity for new custodians to shape the next chapter of its life.

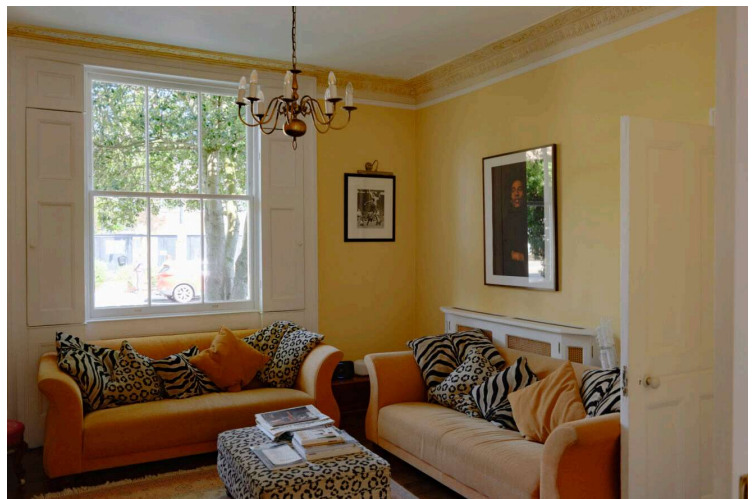
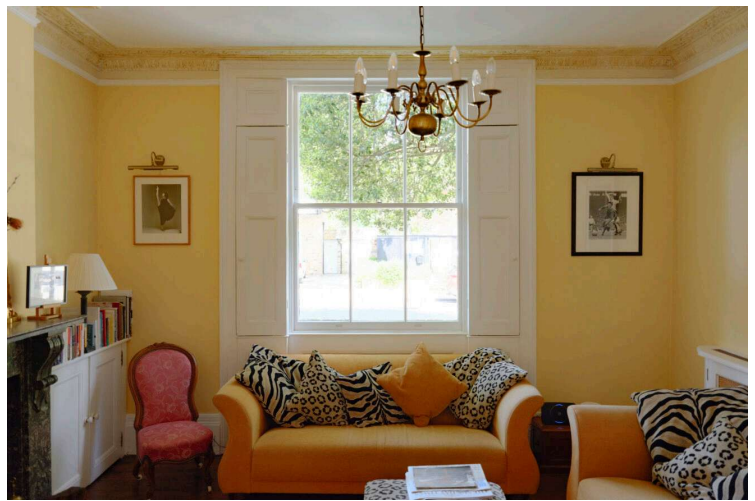
Spanning approximately 220 sq m, the house unfolds over three spacious floors. On the ground floor, a wide entrance hall with traditional Victorian tiling leads to a grand double reception room, painted a zesty yellow and divided by pocket doors. Light pours in through large six-over-six sash windows framed by original shutters, while intricate cornicing encircles the ceiling. A substantial black marble fireplace is flanked by built-in cabinetry.

The eye is drawn towards the rear reception room, where an original Georgian door opens onto the 16-meter, south-facing garden. A dining room, part of a previous side and rear extension, sits alongside and also opens to the garden, creating a wonderful sense of flow and a lateral layout perfectly suited to modern family life.

A separate cloakroom and utility room are tucked neatly away, while the well-appointed kitchen enjoys views over the lush greenery outside. Below, the cellar provides ideal conditions for wine storage, currently housing the owner's personal collection.

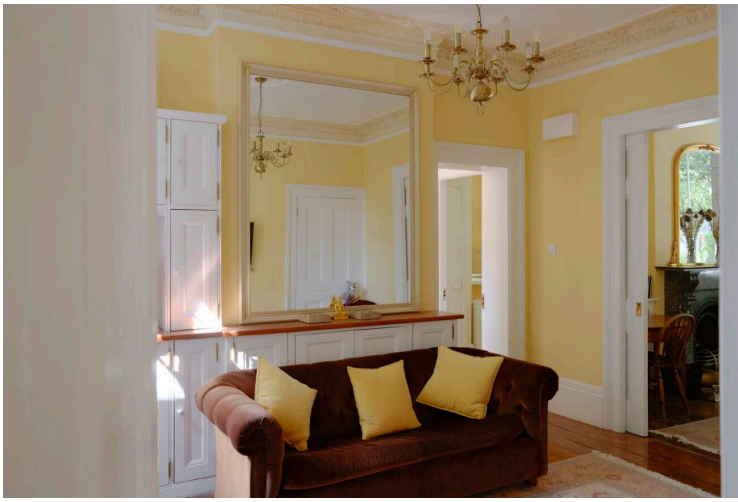
Ascending the polished mahogany staircase, the original eight-over-eight sash windows continue to frame leafy vistas and flood the upper floors with natural light. On the first floor, the main bedroom is generously proportioned and features built-in wardrobes and a marble fireplace. Two further double bedrooms and a convenient shower room complete this level, while the second floor offers an additional bathroom and two more bedrooms.

Outside, the mature garden is a quiet triumph, lovingly tended over the decades and now a tapestry of climbing roses, trailing ivy and established planting, offering both privacy and tranquillity.



EPC

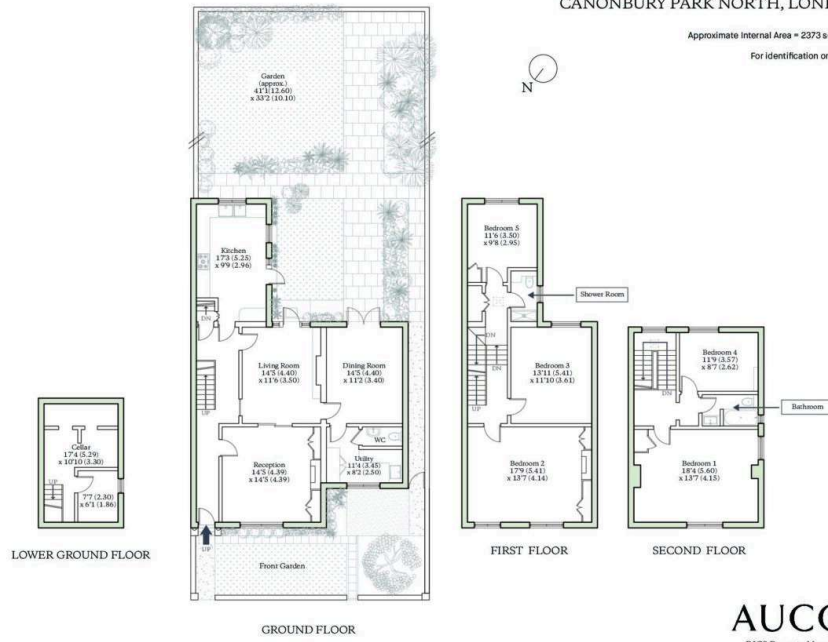
=Grade II listed



CANONBURY PARK NORTH, LONDON, N1

Approximate Internal Area = 2373 sq ft / 220.4 sq m

For identification only - Not to scale



AUCCOOT
RICS Property Measurements Standard