



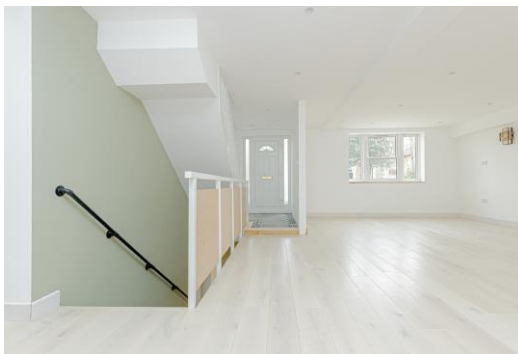
# Canonbury Park North

Canonbury, N1

£25,000 per month  
(£5,769.23 per week)

SHORT LET! A sensational four double bedroom, three bathroom semi-detached house situated on the highly sought after Canonbury Park North. The property is currently under full renovation.

CHESTERTONS



# Canonbury Park North

## Canonbury, N1

- SHORT LET
- 4-5 Bedrooms
- 2-3 Reception Rooms
- Spacious Garden
- BILLS INCLUDED

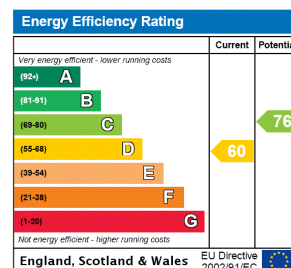


This sensational four double bedroom, three bathroom semi-detached house is situated on the highly sought after Canonbury Park North.

The property is currently under full renovation and boasting nearly 3650sqft of interior space along with private rear garden.

Canonbury Park North is ideally situated moments away from all the amenities of Islington's Upper Street and close to excellent transport links into the City.

**Minimum Term:** 2 months  
**Deposit Required:** £34,615.38  
**Local Authority:**  
**Council Tax Band:**  
**EPC Rating:** D  
**Furnished**



### *Chestertons Islington Lettings*

327-329 Upper Street  
 London  
 N1 2XQ  
[islington@chestertons.co.uk](mailto:islington@chestertons.co.uk)  
 02072264221  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

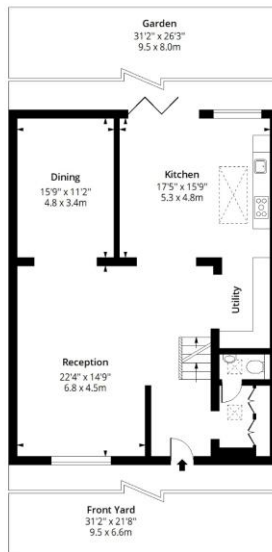
# Canonbury Park North, N1

Approx. Gross Internal Area 3650 Sq Ft - 339.09 Sq M (Including Eaves Storage)  
Approx. Gross Internal Area 3394 Sq Ft - 315.309 Sq M (Excluding Eaves Storage)



**Basement Floor**

Floor Area 1407 Sq Ft - 130.71 Sq M



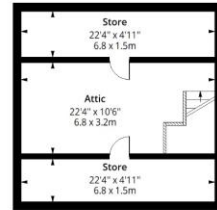
**Ground Floor**

Floor Area 1140 Sq Ft - 105.91 Sq M



**First Floor**

Floor Area 613 Sq Ft - 56.95 Sq M



**Second Floor**

Floor Area 490 Sq Ft - 45.52 Sq M



**Certified  
Property  
Measurer**

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.

lplus.com

Date: 11/3/2024



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