



# Canonbury Square

Canonbury, N1

Offers in excess of £3,000,000

A rare opportunity to acquire a substantial and characterful stucco fronted, Grade II listed family home, complete with virtually every original period detail and enjoying direct views over Canonbury Square, only moments from Upper Street.

CHESTERTONS





# Canonbury Square

## Canonbury, N1

- Characterful family home
- Grade II listed
- Stucco fronted
- Plenty of ornate period features
- Peaceful views across Canonbury Square
- Moments from Upper Street





A rare opportunity to acquire a substantial and characterful stucco fronted, Grade II listed family home, complete with virtually every original period detail and enjoying direct views over Canonbury Square, only moments from Upper Street. Accommodation is generously proportioned and well balanced comprising; a grand entrance hallway, retaining ornate coving and a beautiful original staircase, with the double reception space housed on the raised ground floor, featuring impressive ceiling height, original coving and fireplace. The kitchen and separate dining room occupy the lower level which has notably high ceilings, with the former providing access to the secluded circa 60 ft south facing rear garden. The fabulous drawing room is located on the first floor complete with every original feature found in a Georgian home, wide floor boards, ceiling rose, fireplaces and large floor to ceiling windows, which from the front enjoy direct views across the gardens of Canonbury Square. There are two bathroom suites on the rear addition accessed via half landings. The principal bedroom is located on the second floor along with an additional bathroom suite. There are three bedrooms on the top floor, two doubles and a study. Canonbury Square is an absolutely charming garden square, moments from the peace and tranquillity of the New River Walk, whilst retaining convenient access to the community focal point of the local shops on Canonbury Place, and within close proximity of the shops, bars and restaurants of Upper Street. Transport can be found at Highbury & Islington station (Victoria Line, London Overground and National Rail) with fabulous connections to the City and West End.

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**Tenure:** Freehold

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** Islington Council

**Council Tax Band:** H

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

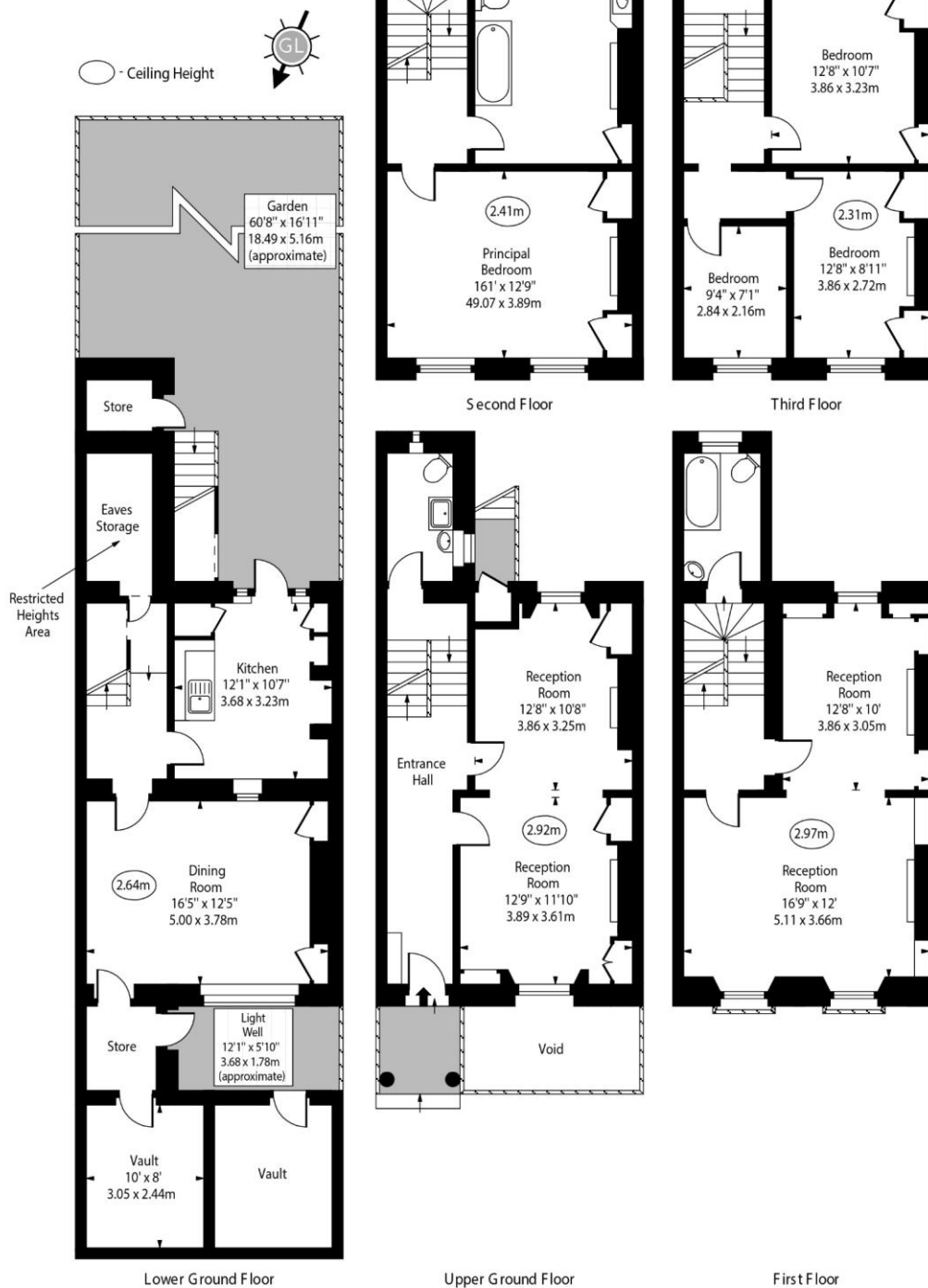
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# Canonbury Square, N1



Approx Gross Internal Area 2388 Sq Ft - 221.85 Sq M  
 Approx. Floor Area Including Restricted Heights 2430 Sq Ft - 225.75 Sq M  
 (Including Eaves Storage)  
 (Excluding External Vault & External Store)

For Illustration Purposes Only - Not To Scale  
 www.goldlens.co.uk  
 Ref. No. 018233K

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