



# Canonbury Crescent

Islington, N1

OIEO £750,000

An impressively spacious 4 double bedroom ground and first floor maisonette access via a private entrance within this purpose built development in quiet, leafy Canonbury.



# Canonbury Crescent

## Islington, N1

- 4 double bedrooms
- 2 bathrooms
- Private entrance
- Maisonette
- Private garden
- Close to transport links





An impressively spacious 4 double bedroom ground and first floor maisonette accessed via a private entrance within this purpose built development in quiet, leafy Canonbury. The property provides an abundance of space and comprises on the ground floor; large living room with patio doors leading to the mature and large garden; spacious kitchen with plenty of cupboard and worktop space; first of the four bedrooms and a WC. Upstairs comprises; 3 double bedrooms with the master benefitting from a balcony; master bathroom with bath and overhead shower and separate shower room. Canonbury Crescent is a quiet tree-lined no-through located moments from a wealth of shops and amenities on Essex Road and Upper Street. Transport can be found at Canonbury station (London Overground), Highbury & Islington station (National Rail & Victoria Line), Essex Road station, with trains to the City and of course Angel Underground (Northern Line) as well as a range of buses on Essex Road giving easy access to the City and West End. The greenery of both New River Walk & St Paul's Shrubbery are close by.

**Tenure:** Leasehold 90 years 3 months

**Service Charge:** £3154

**Ground Rent:** £0

**Local Authority:** Islington

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	74	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

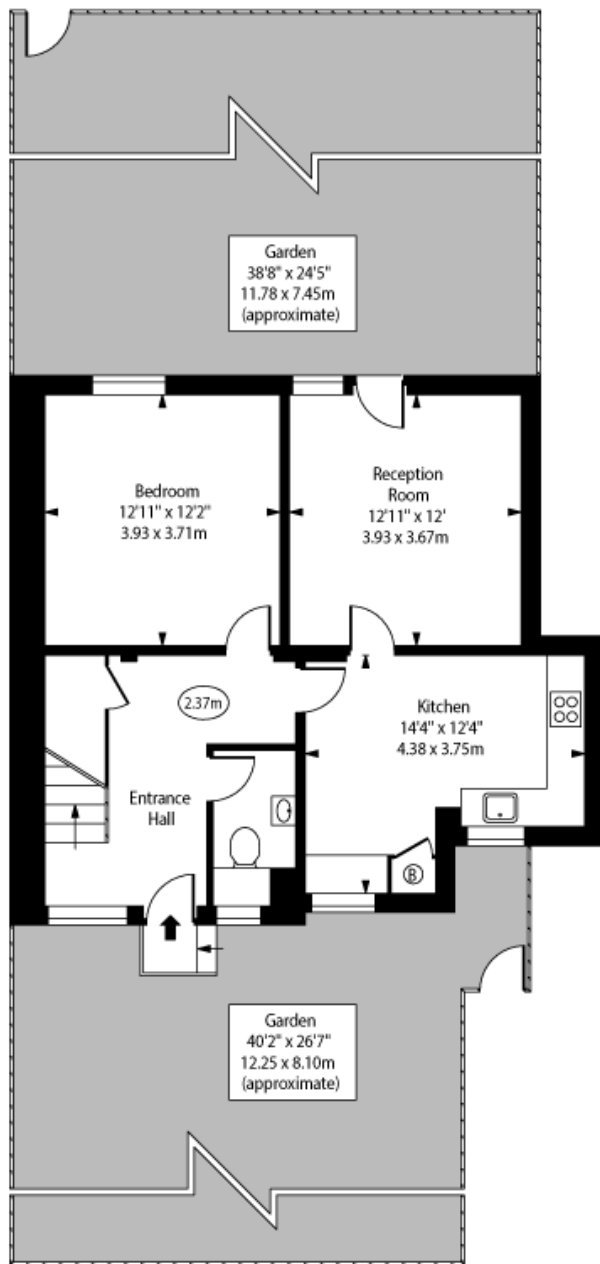
London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

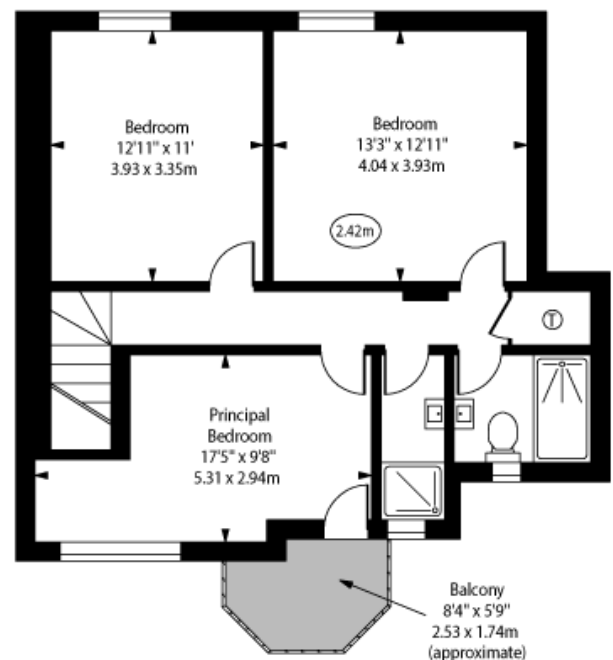


Ground Floor

Canonbury Crescent,  
Islington, N1



○ - Ceiling Height



First Floor

Approx Gross Internal Area 1315 Sq Ft - 122.16 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 023273MS

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable