



Prior Bolton Street

Canonbury, N1

Asking Price £1,850,000

A charming four bedroom Neo-Georgian house set on one of Canonbury's most revered streets. The house has been extended to the rear and benefits from a loft conversion housing a bedroom, WC & shower.



Prior Bolton Street

Canonbury, N1

- 4 bedroom Neo-Georgian townhouse
- Through reception room opening to the garden
- Separate kitchen
- Study
- Office/garden room/ summerhouse
- Superb Canonbury location



A charming four bedroom Neo-Georgian house set on one of Canonbury's most revered streets. Accommodation is arranged over three floors and comprises spacious through reception room with double doors leading out to a delightful private garden, separate kitchen also with access out to the garden &, study. The 1st floor is home to 3 bedrooms (two doubles and one single room) and family bathroom. On the top floor can be found the attic which has been converted into a 4th bedroom with additional toilet and separate shower, also offering ample storage in the eaves. To the rear is a delightful 32ft south facing garden which leads to the summerhouse, currently being used as a home office. Prior Bolton Street is an extremely desirable, quiet road situated in the heart of Canonbury, moments from the focal point of the localised community of the shops of Canonbury Place, very much regarded as Islington's most sought after area. The house affords superb peace and tranquillity whilst retaining superb access to the amenities of buzzy & vibrant Upper Street. Transport can be found at Highbury & Islington station (National Rail & Victoria Line), Essex Road station and of course Angel Underground. The delights and the charm of the New River Walk are located at the bottom of Willowbridge Road.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: G

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

Prior Bolton Street, N1

Approximate gross internal area

143.25 sq m / 1542 sq ft

(Excluding Garden Studio & Including Eaves Storages)

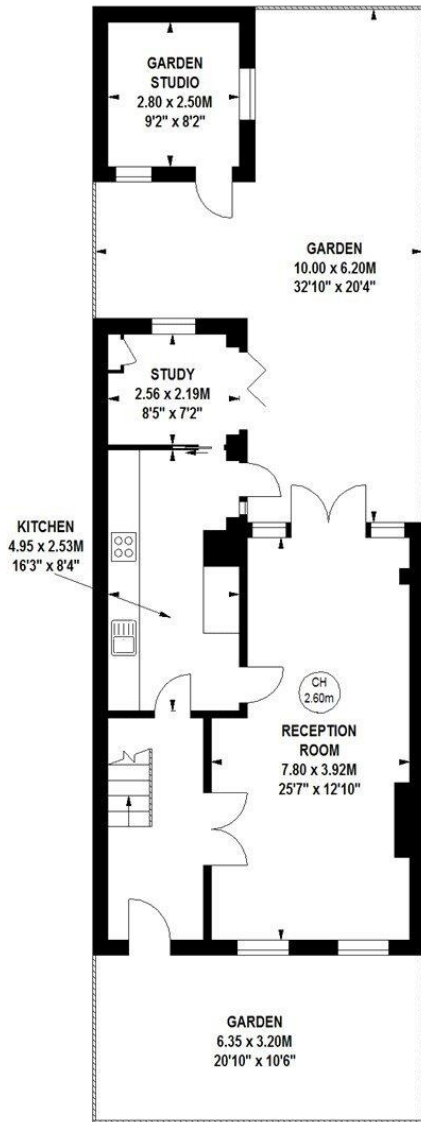
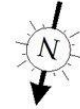
Garden Studio

7.10 sq m / 77 sq ft

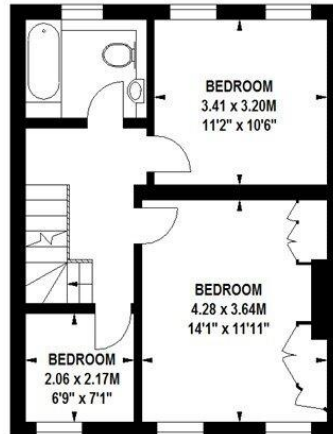
Eaves Storages

18.67 sq m / 201 sq ft

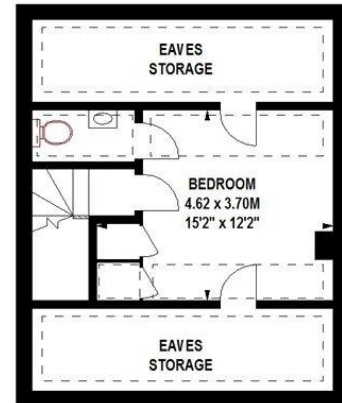
Key :
CH - Ceiling Height



Ground Floor



First Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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