



Grange Grove

Canonbury, N1

Asking Price £2,500,000

Available to purchase for the first time in over 50 years is this double fronted, Neo Georgian home, offering plenty of lateral space as well as a vast rear garden, set in the heart of Canonbury.

CHESTERTONS



Grange Grove

Canonbury, N1

- Available for the first time in over 50 years
- Rare lateral space
- Opportunity to extend and improve (STPP)
- Vast rear garden
- Set in the heart of Canonbury
- Easy access to Upper Street
- Moments from the New River Walk



Available to purchase for the first time in over 50 years is this double fronted, Neo Georgian home, offering plenty of lateral space as well as a vast rear garden, set in the heart of Canonbury, offering real scope to extend and improve (STPP). Accommodation requires updating and comprises; an entrance via a front garden, opening to a large, dual reception area, separate by double doors and leading to the kitchen/dining space. It should be noted that the kitchen provides access to the exceptional rear garden, which rarely exists within the area and must be viewed to be truly appreciated, offering significant scope to extend into (STPP). There is an additional reception space set at the front of the ground floor. Three bedrooms occupy the first floor, along with a family bathroom suite, with an additional bedroom/study on the top floor. A rare opportunity for a buyer to acquire a prime home which offers significant scope to extend and improve (STPP) to create something spectacular. Grange Grove is an extremely desirable tree lined road situated in the heart of Canonbury, moments from the focal point of the localised community of the shops of Canonbury Place and affords 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

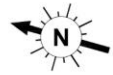
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GRANGE GROVE, N1



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 720 SQ FT / 66.9 SQ M
 (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 489 SQ FT / 45.4 SQ M
 (EXCLUDING REDUCED HEADROOM)
 SECOND FLOOR = 139 SQ FT / 12.9 SQ M
 (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM / EAVES = 287 SQ FT / 26.7 SQ M
 TOTAL = 1635 SQ FT / 151.9 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1093872)

