



Alwyne Square

Canonbury, N1

Asking Price £2,400,000

A spacious 3/4 bedroom Neo-Georgian mid terraced house set on one of Canonbury's most secluded garden squares right in the heart of the Canonbury conservation area. The house benefits from a beautiful 50ft private rear garden and garage to the rear.



Alwyne Square

Canonbury, N1

- 3/4 bedroom Neo-Georgian mid terraced family home
- Vast L-shaped 1st floor reception room
- Separate family kitchen/ dining room
- Quiet tree lined garden square
- Beautiful 50ft rear garden
- Garage
- Scope for extension subject to consents
- Superb access to Highbury & Islington station



A spacious 3/4 bedroom Neo-Georgian mid terraced house set on one of Canonbury's most secluded garden squares right in the heart of the Canonbury conservation area. The house benefits from a beautiful 50ft private rear garden and garage to the rear. Accommodation comprises a wonderful open-plan kitchen/ dining/ family room on the ground floor with bi-folding doors opening to the garden. Also on this floor is a guest WC. The 1st floor is home to a fabulous dual aspect L-shaped reception room with 3 sash windows looking on to the greenery of the garden square and 2 sash windows to the rear overlooking the garden. There is also a study. On the 2nd floor can be found 2 vast double bedrooms both with a range of built-in wardrobes to 1 wall, main family bathroom and a further bedroom which is currently being used as a dressing room. The third floor is home to the principal bedroom suite complete with en-suite shower room. Alwyne Square is an extremely desirable tree lined garden square situated in the heart of Canonbury, moments from the focal point of the localised community of the shops of Canonbury Place and is still regarded as Islington's most sought after area. 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)			
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			81
England, Scotland & Wales		EU Directive 2002/91/EC	

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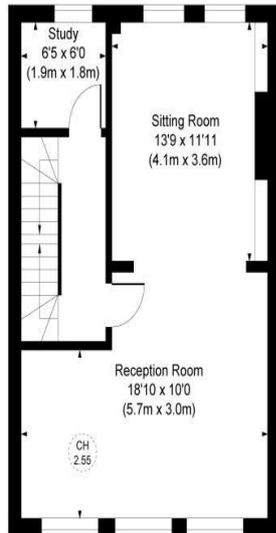
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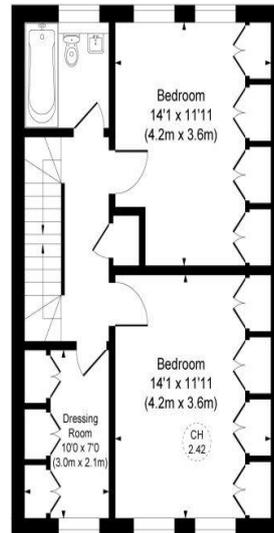
Alwyne Square, N1
 Approx gross internal area
 1923 Sq.Ft / 178.69 Sq.Mt



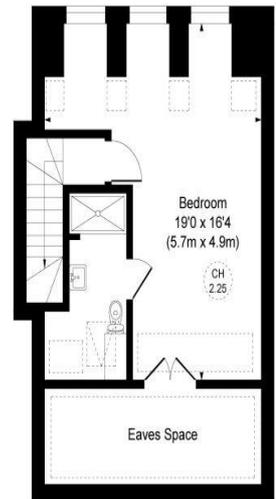
Ground Floor



First Floor



Second Floor



Third Floor

