# Canonbury Lane

## Islington, N1

Asking Price £450,000

A bright and beautifully presented one double bedroom apartment, converted from the first floor of an imposing Victorian building, benefitting from a roof terrace, situated in Canonbury, only moments from Upper Street.

**CHESTERTONS**

# Canonbury Lane

## Islington, N1

- One double bedroom flat
- First floor
- Roof terrace
- Superbly located in Canonbury
- Moments from Upper Street

A bright and beautifully presented one double bedroom apartment, converted from the first floor of an imposing Victorian building, benefitting from a roof terrace, situated in Canonbury, only moments from Upper Street. Accommodation is light filled comprising; an impressive semi open plan kitchen/reception space, featuring high ceilings and three windows across, bathroom suite on the split level, and a double bedroom, that provides access to the roof terrace. Canonbury Lane leads through from Upper Street to Canonbury Square, with this particular property set back from the road and adjoining the 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.
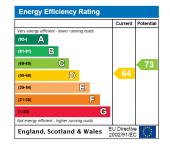
**Tenure:** Leasehold

**Service Charge:** £542.49 This is the share of the buildings insurance, everything additional is split between the flats on an ad hoc basis

**Ground Rent:** £0

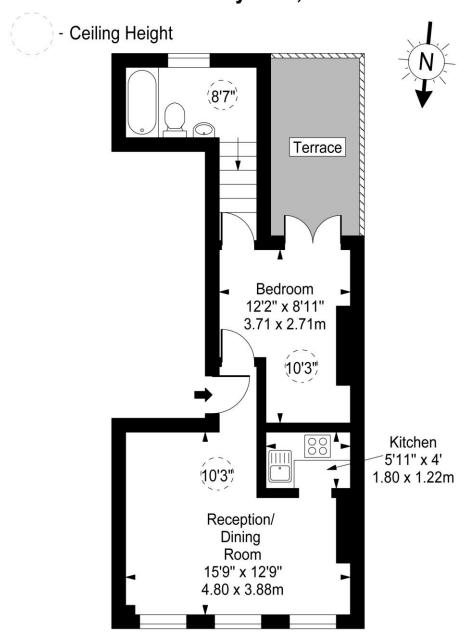**Local Authority:** Islington Council

**Council Tax Band:** C



## Chestertons Islington Sales

327-329 Upper Street
Islington
London
N1 2XQ
islington@chestertons.co.uk
020 7359 9777
**chestertons.co.uk**

# Canonbury Lane, N1

◯ - Ceiling Height

N

8'7"

Terrace

Bedroom
12'2" x 8'11"
3.71 x 2.71m

10'3"

Kitchen
5'11" x 4'
1.80 x 1.22m

10'3"

Reception/
Dining
Room
15'9" x 12'9"
4.80 x 3.88m

## First Floor

**Approx Gross Internal Area**    **385 Sq Ft - 35.77 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 015146.1R