



Canonbury Lane

Islington, N1

Asking Price £425,000

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

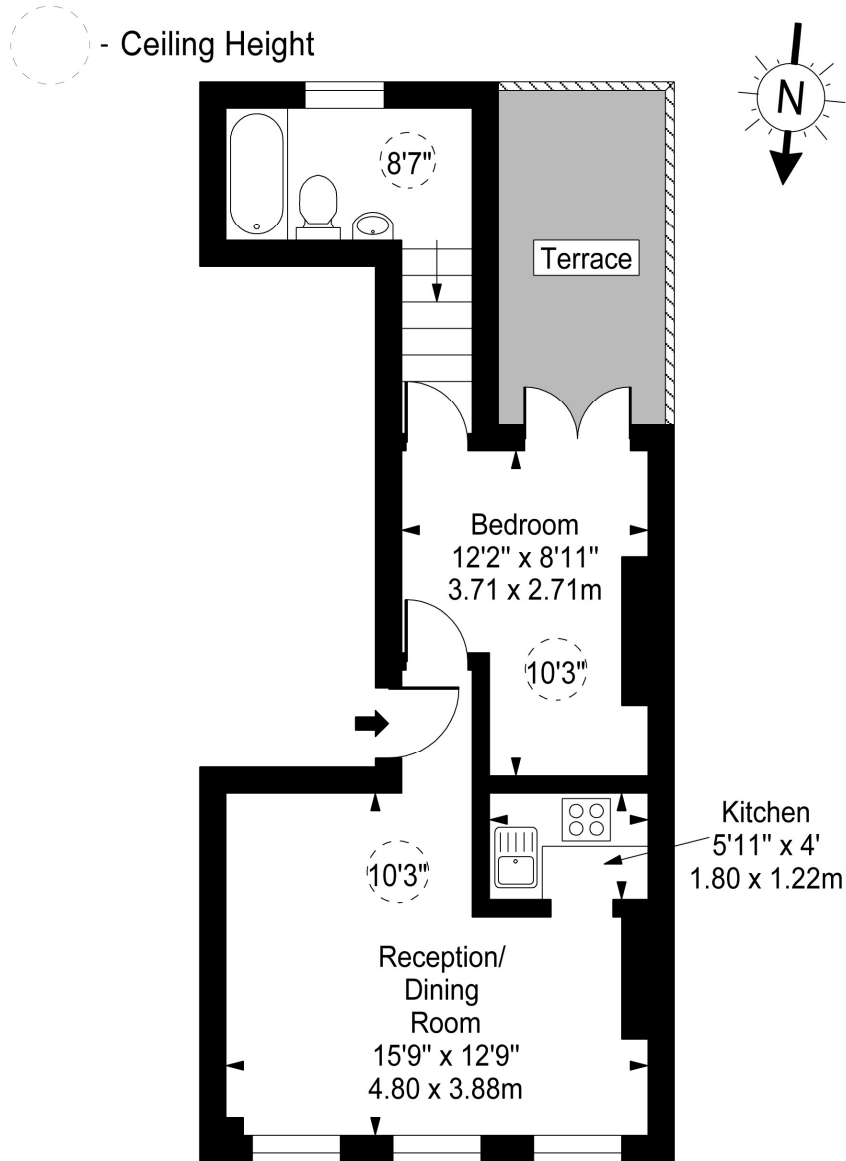
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

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First Floor

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

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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