

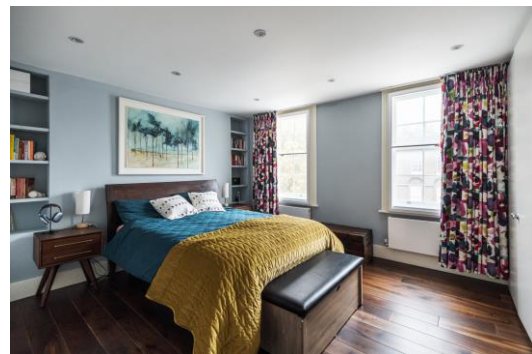


Canonbury Road

Canonbury, N1

Asking Price £2,000,000

A design led Grade II listed Georgian end of terrace family home, built in early c.19, which retains plenty of original features, seamlessly blending modern design with period charm, well located for access to Upper Street & Highbury & Islington.



Canonbury Road

Canonbury, N1

- Four bedrooms
- Two bathrooms
- Ornate period details throughout
- Landscaped rear garden
- Moments from Upper Street



Accommodation is light filled and well balanced comprising; a grand entrance hallway retaining ornate details that include coving and corbels, which leads to the kitchen/dining space which occupies the front of the raised ground floor. The space leads to a relaxed reception area at the rear, sun soaked courtesy of the large skylights and large sliding glass doors, which provide access to the landscaped rear garden. The lower level houses two double bedrooms and a W.C. A formal reception space occupies the front of the first floor, with original details that include floor to ceiling windows, fireplace and ornate coving. A double bedroom is set behind featuring an en-suite shower room. There are two further bedrooms and another bathroom suite on the top floor. An exceptional home, that must be viewed to be truly appreciated. Nestled neatly between Upper Street and Essex Road, the property affords superb access to the wide ranging amenities that Upper Street has to offer. The greenery and amenities of Highbury Fields are close by, along with the gastronomic delights of Trullo, Prawn On The Lawn, Ottolenghi, Fredericks and The Smoke House. The gastro pubs of the The Pig & Butcher and The Drapers Arms are close by. Canonbury Road is superbly located for access to the transportation hub of Highbury & Islington, offering connections through London via both the Underground (Victoria Line) and the London Overground network. Essex Road station and Angel station both provide good links to the City.

Tenure:Freehold

Local Authority: Islington

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		73
D (55-68)		
E (39-54)	43	
F (21-38)		
G (1-20)		
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

CANONBURY ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 529 SQ FT / 49.1 SQ M
 RAISED GROUND FLOOR = 595 SQ FT / 55.3 SQ M
 FIRST FLOOR = 427 SQ FT / 39.7 SQ M
 SECOND FLOOR = 427 SQ FT / 39.7 SQ M
 SAUNA = 30 SQ FT / 2.8 SQ M
 TOTAL = 2008 SQ FT / 186.6 SQ M



CH = Ceiling Height



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. (ID1144171)