



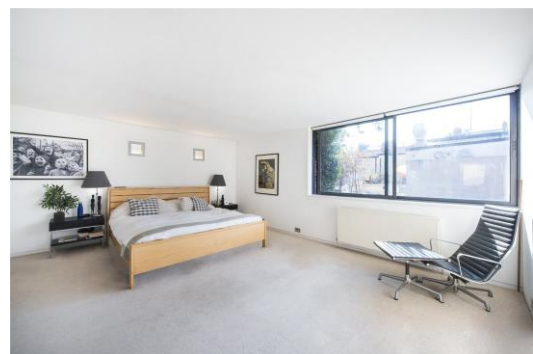
# Hydes Place

Canonbury, N1

Asking Price £3,500,000

A truly unique modern detached house set right in the heart of Canonbury, moments from the greenery of Canonbury Sq. Built by the current owners in 1998 and designed by Harper Mackay Architects the house offers low level lateral living.





# Hydes Place

## Canonbury, N1

- Stunning double fronted lateral detached family home
- Impressive 29ft triple aspect reception room
- Separate dining/ family room
- Master bedroom with en-suite bathroom
- 4 further double bedrooms
- Main family bathroom
- Downstairs guest WC
- 3 private patios



A truly unique modern detached house set right in the heart of Canonbury, moments from the greenery of Canonbury Sq, whilst also being supremely convenient for access to the vibrant & varied shops, boutiques and restaurants of Upper Street. Built by the current owners in 1998 and designed by Harper Mackay Architects the house offers low level lateral living focusing on maximising the use of light & space. Finished to a very high standard, this spectacular residence has been thoughtfully designed for family living in an uncluttered and special space. Occupying a prominent position on a private road, providing ample parking, with access controlled by bollards and monitored by CCTV the house sits neatly nestled away from prying eyes. Accommodation comprises vast principal bedroom suite with a wall of built-in wardrobes and an en-suite bathroom, 4 further double bedrooms and main family bathroom all on the 1st floor. The ground floor is home to a fabulous 29ft triple aspect reception room with access out to 2 private patios, separate dining/ family room also with access to its own private patio. Also on the ground floor are the kitchen, separate utility room & guest WC. Hydes Place is a small turning off Compton Avenue, nestled to the rear of Canonbury Square and only moments from the focal point of the localised community of the shops of Canonbury Place, whilst retaining superb access to the amenities of buzzy & vibrant Upper Street. Transport can be found locally 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. It may be of interest to note that although now lapsed the house has previously obtained planning permission for the addition of another floor.

**Tenure:** Freehold

**Local Authority:** Islington

**Council Tax Band:** G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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## Hydes Place, N1

