



Northampton Park

Canonbury, N1

Guide Price £5,750,000

An outstanding example of a Grade II listed Georgian family home, benefitting from a South facing rear garden, which backs directly onto St Paul's Shubbery, spanning c 3,000 sqft of immaculately designed internal space and retaining a wealth of period details, set within the Canonbury conservation area.

Accommodation is beautifully presented and comprises; a grand entrance hallway, which features a large ceiling rose and ornate coving and leads to the light filled dual reception space (complete with two original fireplace's), courtesy of the large sash windows. The rear reception space enjoys a serene view across the landscaped, South facing rear garden, which features a summer house, that could be converted into a gym or home office, along with a hot tub.



Northampton Park

Canonbury, N1

- Grade II listed family home
- Four bedrooms
- Three bathrooms
- Beautiful period details
- South facing garden
- Garden studio
- Hot tub
- Backing on to St Paul's shrubbery
- Off street car parking for three cars
- Set within the Canonbury conservation area



The garden backs directly onto the greenery of St Paul's shubbery, offering complete privacy and a feel of countryside living in central London. There is an additional study space on the lower split level, which provides further garden access, as well as a W.C, with beautiful marble sink, and further side/garden access. The bespoke kitchen/dining space occupies the lower level, featuring a large island with an impressive marble top. The dining space is set behind and provides further garden access. There are two large double bedrooms and bathroom suite on the first floor, with a guest room and shower room on the half landing approaching the first floor. The principal bedroom occupies the top floor, with an en-suite and dressing area, with enviable views across the shrubbery that must be seen to be appreciated. It should be noted that there is off street parking for 3 cars, something rarely found within the borough of Islington. Northampton Park is a wide, tree lined street, 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: Freehold

Local Authority Islington Council

Council Tax Band G

Chestertons Islington Sales

327-329 Upper Street

Islington

London

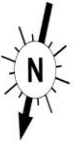
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

[chestertons.co.uk](https://www.chestertons.co.uk)

NORTHAMPTON PARK, N1



APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM / EAVES STORAGE)

LOWER GROUND FLOOR = 624 SQ FT / 58.0 SQ M

RAISED GROUND FLOOR = 868 SQ FT / 80.6 SQ M

FIRST FLOOR = 841 SQ FT / 78.1 SQ M

SECOND FLOOR = 360 SQ FT / 33.5 SQ M

REDUCED HEADROOM / EAVES STORAGE = 82 SQ FT / 7.6 SQ M

STUDIO / SHED = 160 SQ FT / 14.9 SQ M

VAULT = 64 SQ FT / 5.9 SQ M

TOTAL = 2999 SQ FT / 278.6 SQ M

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. (ID963688)

