



# Canonbury Square

Canonbury, N1

Asking Price £775,000

A stunning two bedroom apartment is set within a converted Grade II Listed house, on one of Islington's most prestige garden squares, with direct access to a large communal garden from the reception room.

**CHESTERTONS**



# Canonbury Square

## Canonbury, N1

- Lower-ground floor apartment
- 2 double bedrooms
- Grade II Listed
- Located on an enviable garden square
- Moments from Upper Street





A stunning two-bedroom apartment is set within a converted Grade II Listed house, on one of Islington's most prestige garden squares, with direct access to a large communal garden from the reception room. The property is well-proportioned comprising; large living area; separate spacious kitchen with plenty of worktop and cupboard space; the family bathroom benefits from a jacuzzi bath; the master bedroom offers plenty of built in wardrobe space along with a shower/vanity area; the second bedroom is equally as spacious; the impressive communal garden is accessed directly from the reception area, beautifully maintained making it the perfect place to enjoy the outdoors. Located in highly sought-after Canonbury, this property offers an excellent location for those looking to enjoy all that central Islington has to offer. Canonbury Square is a charming garden 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. Overall, this apartment is a rare gem, offering a beautiful living space with modern features whilst retaining character, a stunning communal garden, and an unbeatable location.

**Tenure:** Leasehold 141 years 8 months

**Service Charge:** £4600

**Ground Rent:** £0

**Local Authority:** Islington

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

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Islington

London

N1 2XQ

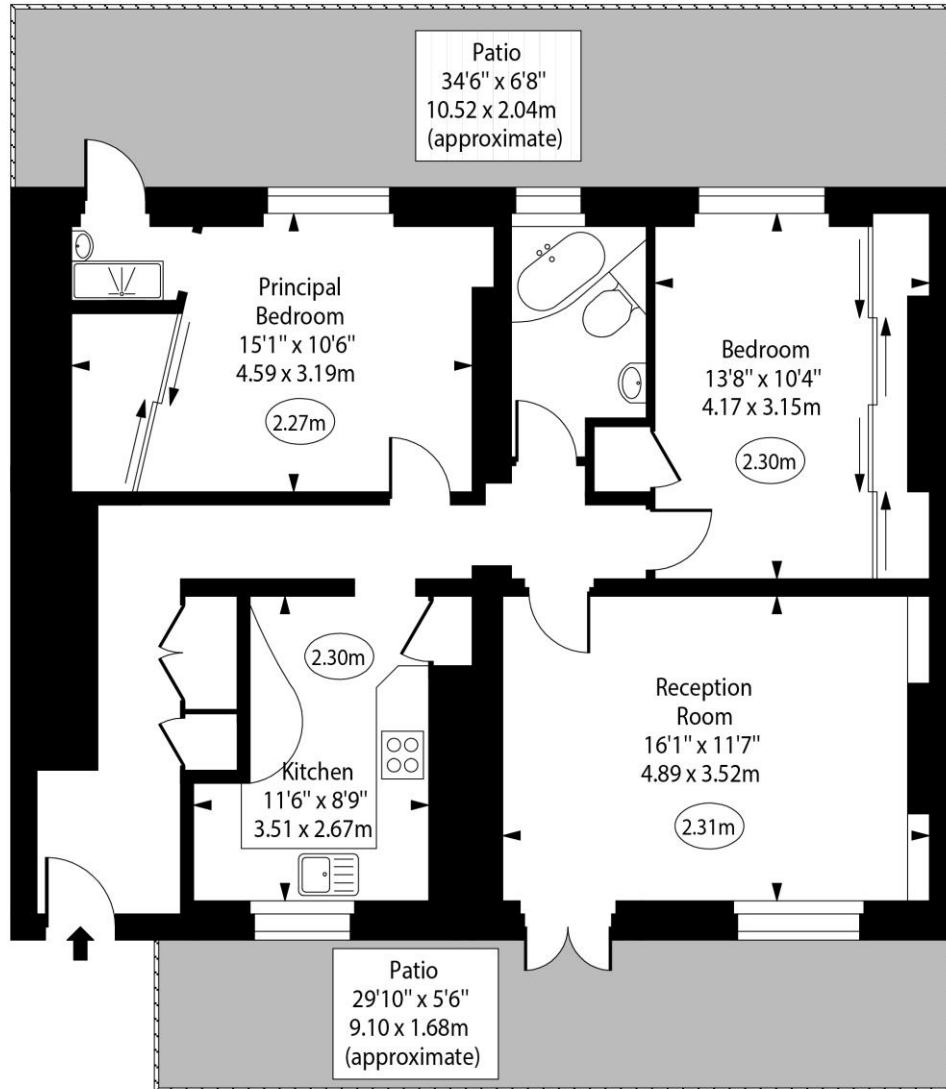
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# Canonbury Square, Islington, N1

○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area      825 Sq Ft - 76.64 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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