



Grange Grove

Canonbury, N1

Asking Price £3,400,000

A truly exceptional, impeccably refurbished and extended 5 double bedroom, 3 bathroom family home situated right in the very heart of Canonbury. The house is absolutely stunning, double fronted, semi-detached Neo-Georgian and offering lateral accommodation across just 3 floors.

The house has been lovingly refurbished with exacting eye for attention to detail and finished to an exemplary standard; it really should be viewed to be fully appreciated. Grange Grove is a charming tree lined residential turning enviably located in the heart of Canonbury. Situated within the Canonbury conservation area, the house is conveniently located for 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. The charm and the delights of the New River Walk are just a few moments away.

CHESTERTONS



Grange Grove

Canonbury, N1

- A stunning 4/5 bedroom family home with an unusually large garden to the rear
- Fabulous open-plan kitchen/ dining/ family/ reception room opening directly to the garden
- Principal bedroom with en-suite shower room
- Fabulous 51ft X 33ft rear garden
- Superb access to the shops at Canonbury Place and the transport at Highbury & Islington station



Extended to the full width across the back, the house offers a wealth of accommodation, ideally suited for a family, with a vast 32ft x 20ft open-plan kitchen/ dining/ family and reception room opening to the garden, by means of 3 large, sliding glass doors. Also on the ground floor is a utility room, second reception room/ library, along with a double bedroom with an en-suite shower room and a guest WC. On the first floor there are 2 double bedrooms, a beautifully finished and good size walk-in wardrobe, large family bathroom with free standing roll top bath and separate walk-in shower and a cool study/ single bedroom with exposed brick wall and mezzanine level. On the top floor is the principal bedroom with en-suite shower room and a second study area. There is off-street parking to the front. Accessed off the reception room is a fabulous full width patio which is ideal for entertaining, this opens to what can only be described as a truly exceptional 51ft X 33ft rear garden, encased by mature borders and providing supreme peace & tranquillity.

Tenure:Freehold

Local Authority: Islington

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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GRANGE GROVE, N1

APPROXIMATE GROSS INTERNAL AREA

GROUND FLOOR = 1086 SQ FT / 100.9 SQ M (EXCLUDING REDUCED HEADROOM)

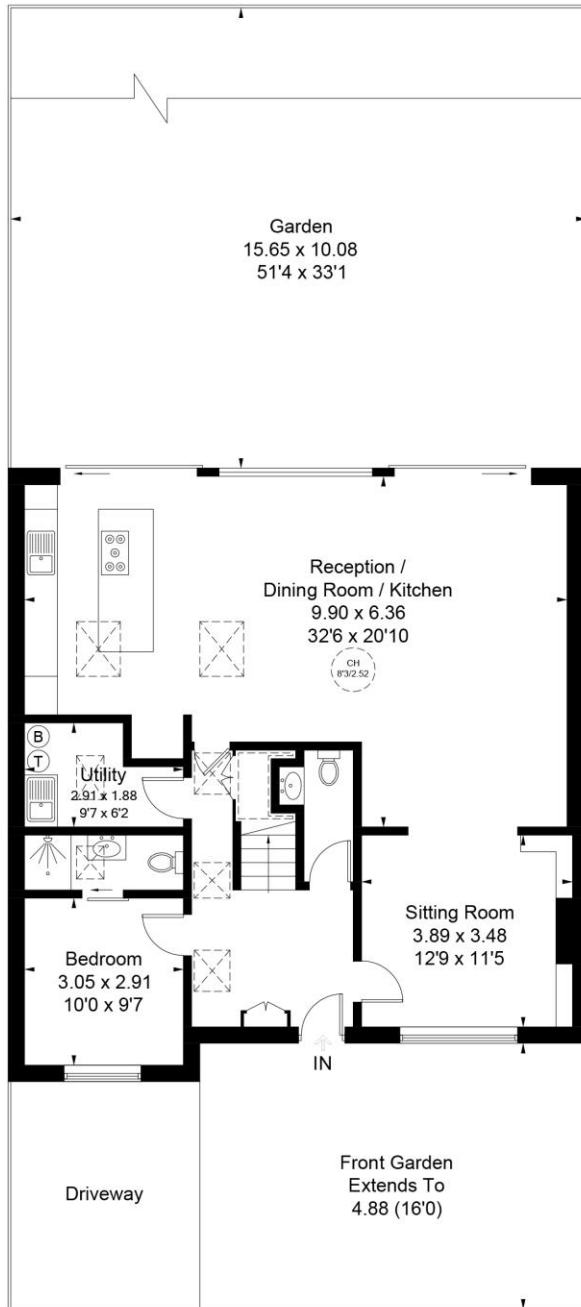
FIRST FLOOR = 549 SQ FT / 51.0 SQ M (EXCLUDING REDUCED HEADROOM)

SECOND FLOOR = 246 SQ FT / 22.9 SQ M

(EXCLUDING REDUCED HEADROOM / ATRIUM VOID)

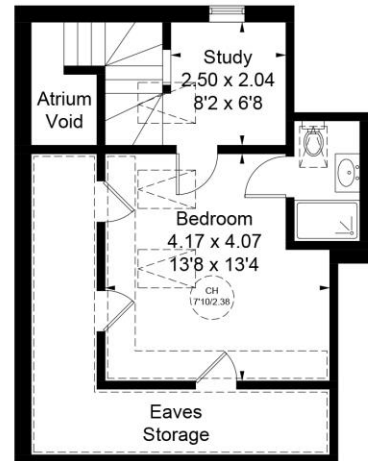
REDUCED HEADROOM = 199 SQ FT / 18.5 SQ M

TOTAL = 2080 SQ FT / 193.3 SQ M

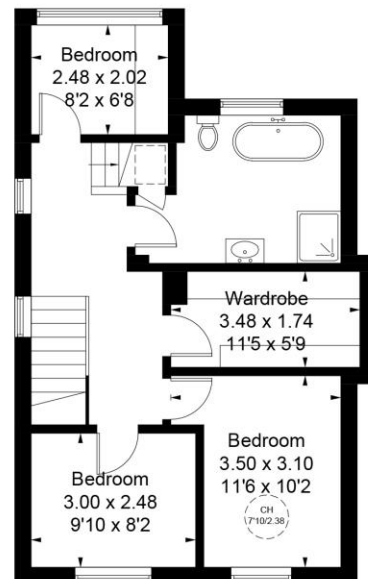


GROUND FLOOR

= Reduced headroom below 1.5m / 5'0



SECOND FLOOR



FIRST FLOOR

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. (ID1212155)

