



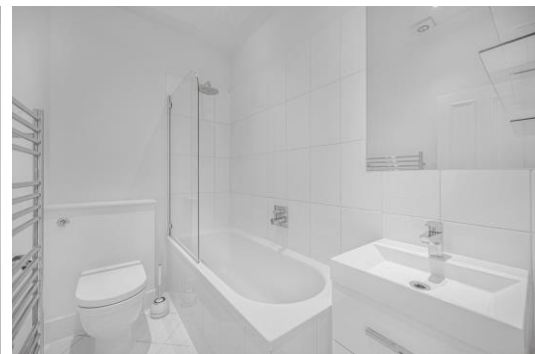
Wallace Road

Canonbury, N1

Asking Price £900,000

A bright and spacious 2 double bedroom, 2 bathroom apartment located on the first floor of an imposing Victorian house, benefitting from a spacious private balcony only moments from Canonbury station.

CHESTERTONS



Wallace Road

Canonbury, N1

- 2 double bedrooms
- 2 bathrooms
- First floor
- Impressive ceiling heights
- Envious location moments from Canonbury Station



A bright and spacious 2 double bedroom, 2 bathroom apartment located on the first floor of an imposing Victorian house, benefitting from a spacious private balcony only moments from Canonbury station. The property is bright and well-presented comprising; 2 double bedrooms both generously sized and with built-in wardrobe space; sizeable living room with impressive 3m ceiling height flooded with light from the two grand sash-windows; two bathrooms both with baths and over-head showers; the separate kitchen is modern with plenty of counter and cupboard space and leads on to the private balcony. The property has recently been refurbished by the current owner. Wallace Road is located just to the north of St Pauls Road, across from the New River Walk and is a short walk to the greenery of Canonbury Village and Clissold Park, alongside the trendy cafes, restaurants and bars found at Highbury Park, Stoke Newington Church Street and Newington Green. Transport can be found via a very short walk to Canonbury Station (London Overground), with a number of bus routes running on Green Lanes and from Newington Green. Highbury & Islington is the closest underground station, sitting on the Victoria Line and with National Rail trains. Upper Street and Canonbury provide good local shops, restaurants, etc.

Tenure: Leasehold 125 years

Service Charge: £5000

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

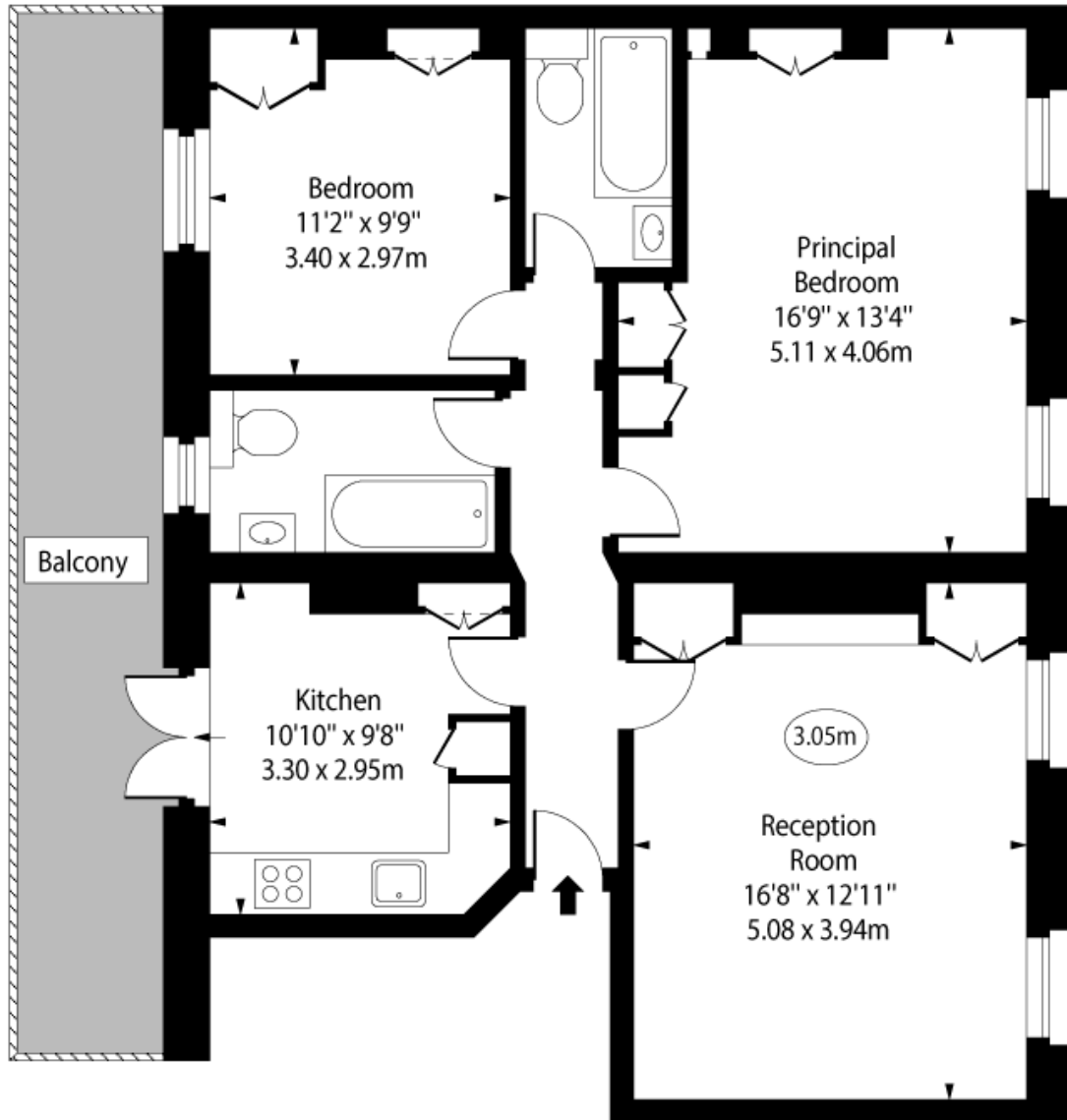
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Wallace Road,
Islington, N1

○ - Ceiling Height



First Floor

Approx Gross Internal Area 835 Sq Ft - 77.57 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 027549K

