



Heaven Tree Close

Islington, N1

Asking Price £1,500,000

A beautifully presented 3 double bedroom semi-detached townhouse, set within this private gated development, located quite literally only moments from Canonbury station (London Overground).

CHESTERTONS



Heaven Tree Close

Islington, N1

- Beautifully presented 3 double bedroom semi-detached townhouse
- Fabulous principal bedroom suite with walk-in wardrobe and en-suite bathroom
- Wonderful extended through kitchen/ dining/ reception room
- Secure gated development
- Close proximity to Canonbury station
- Allocated parking space



A beautifully presented 3 double bedroom semi-detached townhouse, set within this private gated development, located quite literally only moments from Canonbury station (London Overground). The house has been extended on the ground floor enlarging the kitchen/ ding/ reception room and the current vendors have replaced both bathrooms using high quality fittings & finishes. Accommodation comprises fabulous principal bedroom suite on the top floor complete with dressing room/area and an en-suite bathroom. The first floor is home to 2 further double bedrooms and the family bathroom. The ground floor is home to a substantial through kitchen/ dining/ reception/ family room with doors opening to the South facing garden. The house comes with an allocated parking space and access to a communal bike store. Heaven Tree Close is located to the North of St Pauls Road, across from the New River Walk and is a short walk to the trendy cafes, restaurants and bars found on Upper Street, at Newington Green and Stoke Newington Church Street. Nearby is the greenery of the New River Walk, Highbury Fields and Clissold Park. Transport can be found via a short walk to Canonbury Station (London Overground) with both Highbury & Islington on the Victoria Line and Angel Station on the Northern Line easily accessible. The house is in the catchment area for Ofsted Outstanding graded New River Green Children's Centre and Newington Green Primary School and excellent secondary schools.

Tenure:Freehold

Service Charge: £613

Local Authority: Islington Council

Council Tax Band: F

Chestertons Islington Sales

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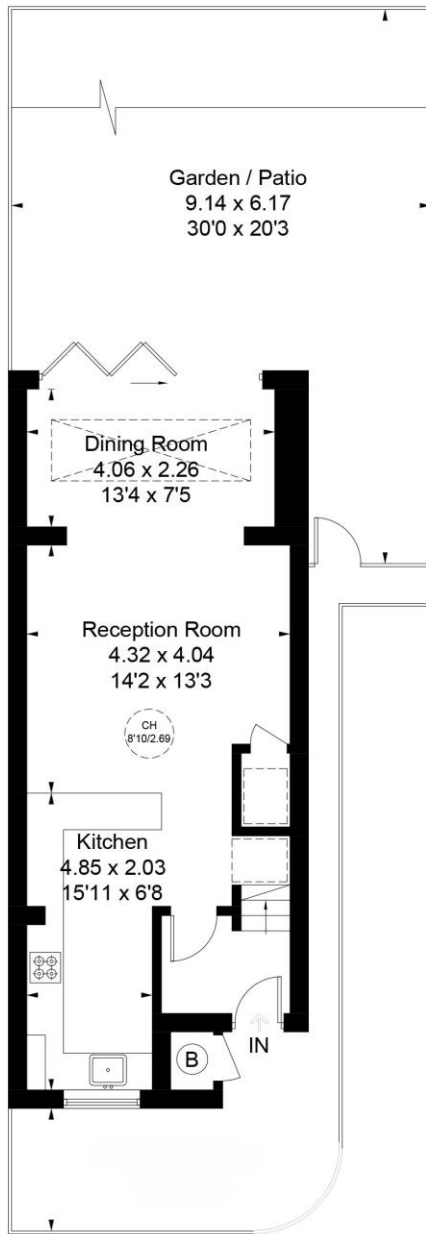
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HEAVEN TREE CLOSE, N1

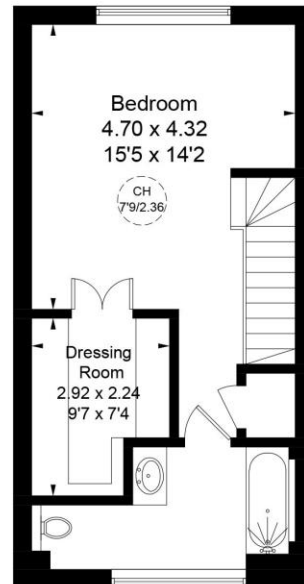
APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 481 SQ FT / 44.7 SQ M
 (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 412 SQ FT / 38.3 SQ M
 SECOND FLOOR = 412 SQ FT / 38.3 SQ M
 REDUCED HEADROOM = 14 SQ FT / 1.3 SQ M
 TOTAL = 1319 SQ FT / 122.6 SQ M



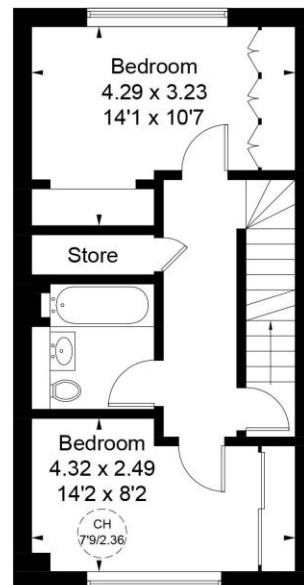
 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR



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. (ID1255710)