

Julian Reid



## 23 Grange Grove, London, N1 2NP

Located on this most sought after location moments from central Islington and Highbury Corner tube station, a well presented three bedroom family home with private, west facing garden

[julianreid.co.uk](http://julianreid.co.uk)

**Guide Price £1,425,000**  
**Freehold**

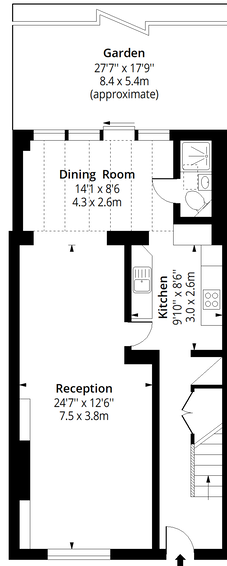
- **3 Bedrooms**
- **Council Tax Band: G**
- **EPC Rating: C**
- **West Facing garden**
- **Conservatory**

A well-proportioned, two storey terraced house located on a quiet road, very close to the Canonbury Conservation area and yet also close to Upper Street, Islington and Highbury Corner. The house is presented in good order throughout large, through reception room opening to a very bright, west facing conservatory which in turn opens onto a landscaped rear garden. The ground floor accommodation is completed with a fitted kitchen and shower room with w.c. On the first floor there are three bedrooms and well appointed bathroom. Grange Grove is a quiet, residential road running between St Paul's Road and Canonbury Road with traffic calming measures. Regular bus services and Highbury and Islington underground station, together with Canonbury overground are close by as are the vibrant selection of shops, bars and restaurants on Upper Street.



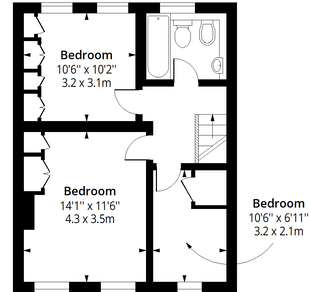
# Grange Grove, N1

Approx. Gross Internal Area 1208 Sq Ft - 112.22 Sq M



**Ground Floor**

Floor Area 727 Sq Ft - 67.54 Sq M



**First Floor**

Floor Area 481 Sq Ft - 44.68 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 2/10/2024

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