



Canning Road, Highbury, N5 2JS  
£700,000 – Share of Freehold

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# Canning Road

Highbury, N5 2JS

Introducing a beautifully presented two-bedroom garden flat with private entrance set within an impressive end-of-terrace Victorian building. Spanning 742 sq. ft. (68 sqm), the property features a bright reception room with bay windows and wooden shutters, two double bedrooms, a modern bathroom, and a charming kitchen that opens directly onto a private, decked patio garden—ideal for summer evenings. The layout is thoughtfully arranged for comfortable everyday living and entertaining. Lovingly cared for throughout, this home is ready to move into.

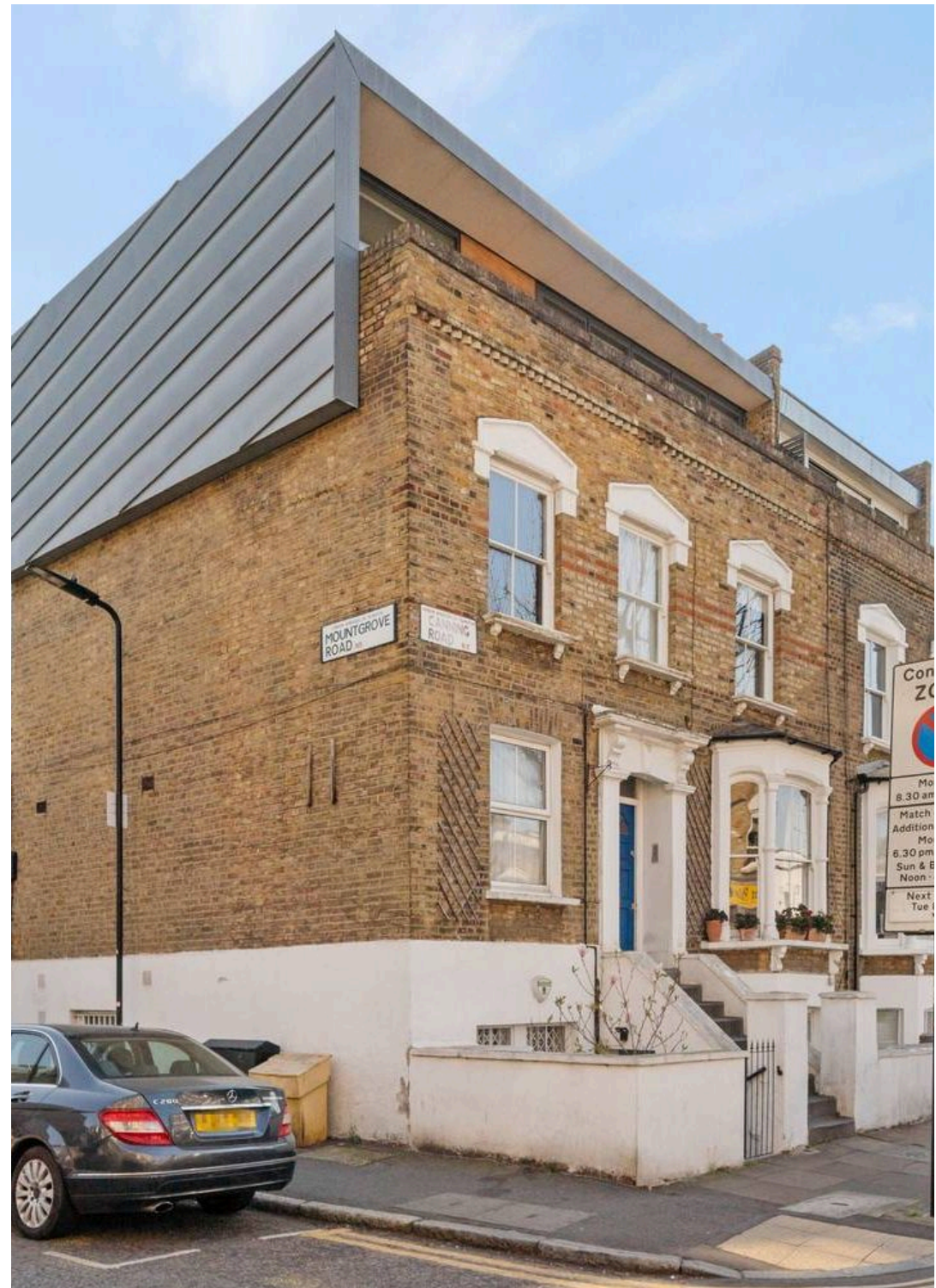
Canning Road is a desirable and quiet street perfectly located for the local amenities of Highbury, with fantastic cafes, restaurants nearby and the delightful green spaces of Clissold Park & Highbury Fields a short walk away. Excellent transport links are provided via Arsenal and Finsbury Park underground covering the Piccadilly & Victoria line as well as National rail, plus many, well-connected local bus routes.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- 742 sqft / 68 sqm internal living space
- Two Double Bedrooms
- Modern Bathroom
- Seperate Kitchen
- Private Patio Garden
- Share of Freehold
- Private Entrance
- Incredible Location















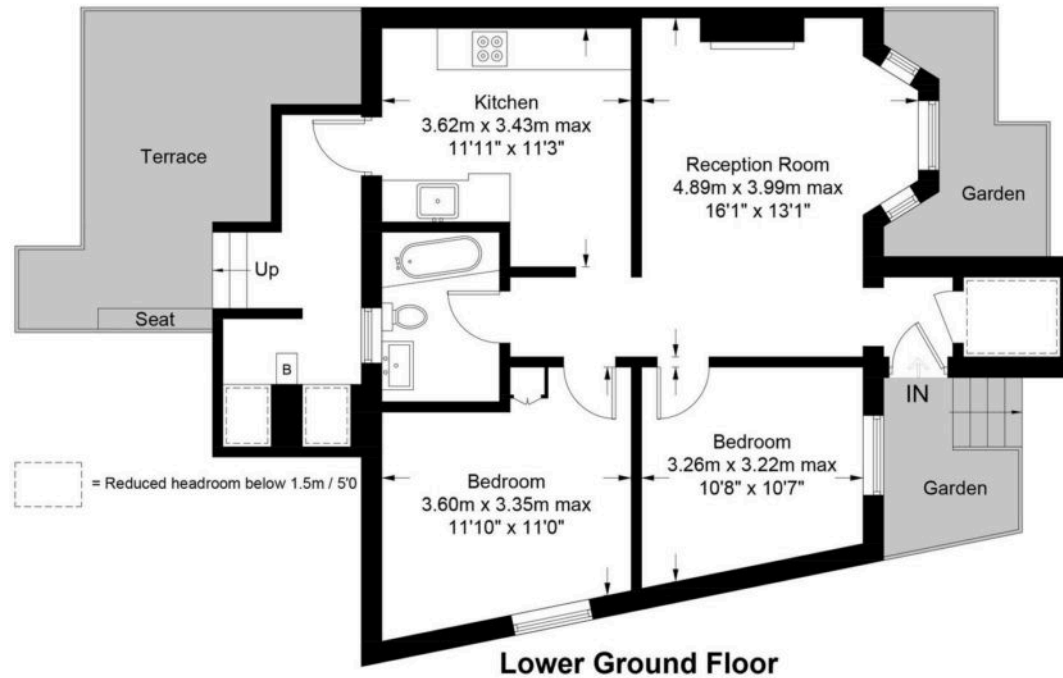


## Canning Road, N5

Approximate Gross Internal Area = 742 sq ft / 68.9 sq m  
Reduced Headroom = 31 sq ft / 2.9 sq m  
Total = 773 sq ft / 71.8 sq m

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### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

### Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

### Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

### Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222



**Certified  
Property  
Measurer**

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. (ID981287)



has been exercised in the of these particulars, out the property must not be as representations of r fact. Prospective applicants and rely upon their own id those of professional es. David Andrew Estates ibility for any error contained in these particulars.

