



Canonbury Place, Islington, London NI



Canonbury Place, Islington, London N1

A bright and airy, two bedroom lateral apartment in the heart of Canonbury. Located just steps away from the prestigious Canonbury Square, this exceptionally spacious and well-designed two bedroom flat is situated on the second floor of a well-maintained Victorian mansion block. The property is an exemplary blend of contemporary living and traditional charm, spanning over 1,100 sq ft of internal living space.

The flat is presented in excellent condition throughout and benefits from an abundance of natural light, thanks to the dual aspect of the large principal bedroom and the even more generously sized reception room. The well-proportioned and thoughtfully arranged fitted kitchen features Corian worktops and stripped original floorboards.



Guide price: £1,250,000

Tenure: Share of freehold plus leasehold, approximately 980 years remaining

Service charge: £1,800 per annum

Ground rent: Peppercorn

Local authority: London Borough of Islington

Council tax band: F





Additionally, the property has plenty of storage on offer with fitted wardrobes in the principal bedroom and access to an individual shed of 20 sq ft in the building's communal garden. Retaining many original features, including fireplaces, high ceilings, cornicing, original sash windows, and a Victorian tessellated tiled hallway floor, this is a rare gem to find in Canonbury. Furthermore, the property benefits from uninterrupted views across Canonbury. Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.

Location

Canonbury Square is a sought-after location in the heart of Islington. Upper Street with its myriad of shops, bars and restaurants are moments away and the property is within easy reach of both Angel station (Northern line) and Highbury & Islington station (Victoria line, overground and National Rail services). The property is also located within the catchment area of William Tyndale School and Canonbury School.

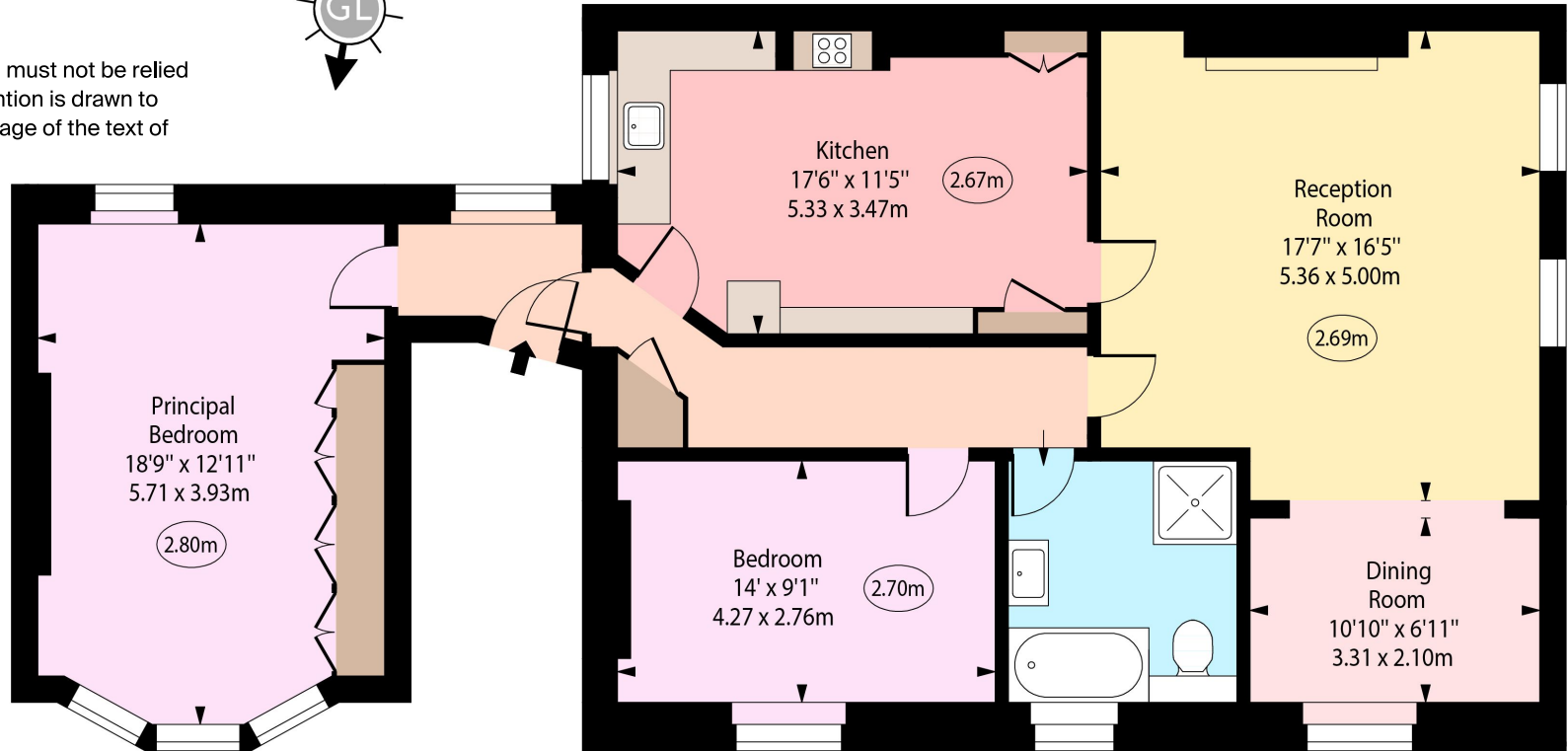


Canonbury Mansions, Canonbury Place, N1

○ - Ceiling Height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor

Approx Gross Internal Area 1130 Sq Ft - 104.98 Sq M

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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