



CANONBURY GROVE

Islington N1



A BEAUTIFUL GRADE II LISTED HOUSE FOR SALE IN ISLINGTON, N1.

This elegant four-storey Grade II listed period home has been thoughtfully updated throughout. Blending classic architectural details with modern upgrades, it offers an ideal setting for family



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Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide price: £3,250,000



CANONBURY GROVE ISLINGTON NI

The property opens to a generous entrance hallway that leads into a spacious double reception room. Character features such as a decorative stained-glass window, fireplace and double doors provide charm, while the layout lends itself well to both everyday living and entertaining. Both the ground floor and lower ground floor levels benefit from underfloor heating.

The lower ground floor features a stylish, fully modernised kitchen and additional under-stair storage. It flows seamlessly into a large dining area with built-in cabinetry.







This level also includes a guest WC, a substantial storage cupboard, and an extended rear reception room filled with natural light. Glass doors open directly on to a large, landscaped garden.

Upstairs, the first floor hosts the main bedroom, complete with a Jack-and-Jill bathroom that also serves the second spacious bedroom. The top floor includes two further double bedrooms and a sleek, contemporary bathroom, providing comfortable accommodation for family or guests.



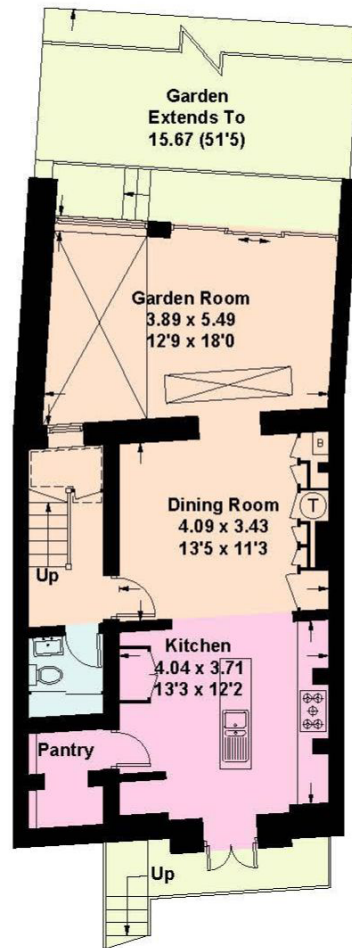
LOCATION

Canonbury Grove is a peaceful, leafy street set in the heart of Canonbury, known for its beautiful architecture and strong community feel. The location offers a unique blend of village-style charm with easy access to top-rated schools, nearby parks, and excellent transport connections. This home enjoys an ideal position to make the most of everything the area provides.

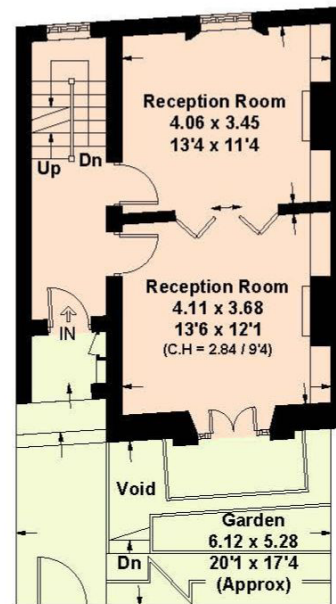




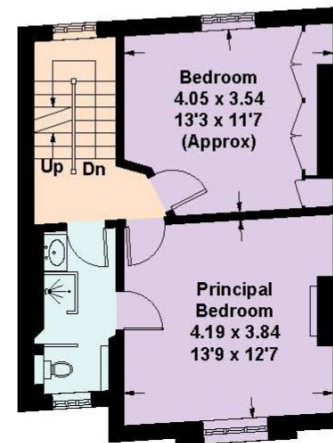




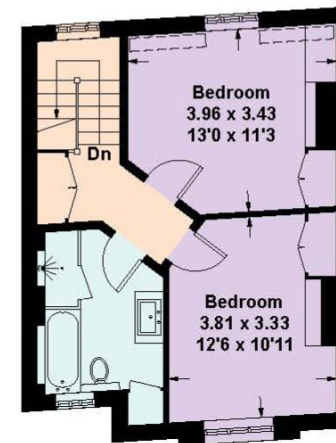
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 191.3 sq m / 2059 sq ft

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. (ID767266)



We would be delighted
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