






COMPTON ROAD

London N1



A UNIQUE, FOUR BEDROOM HOUSE ON COMPTON ROAD, N1

A stunning Grade II listed, early Victorian family house positioned on Compton Road, offering close to 2,300 sq ft of accommodation arranged over four floors, complemented by a deep west facing rear

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Local Authority: London Borough of Islington

Council Tax band: H

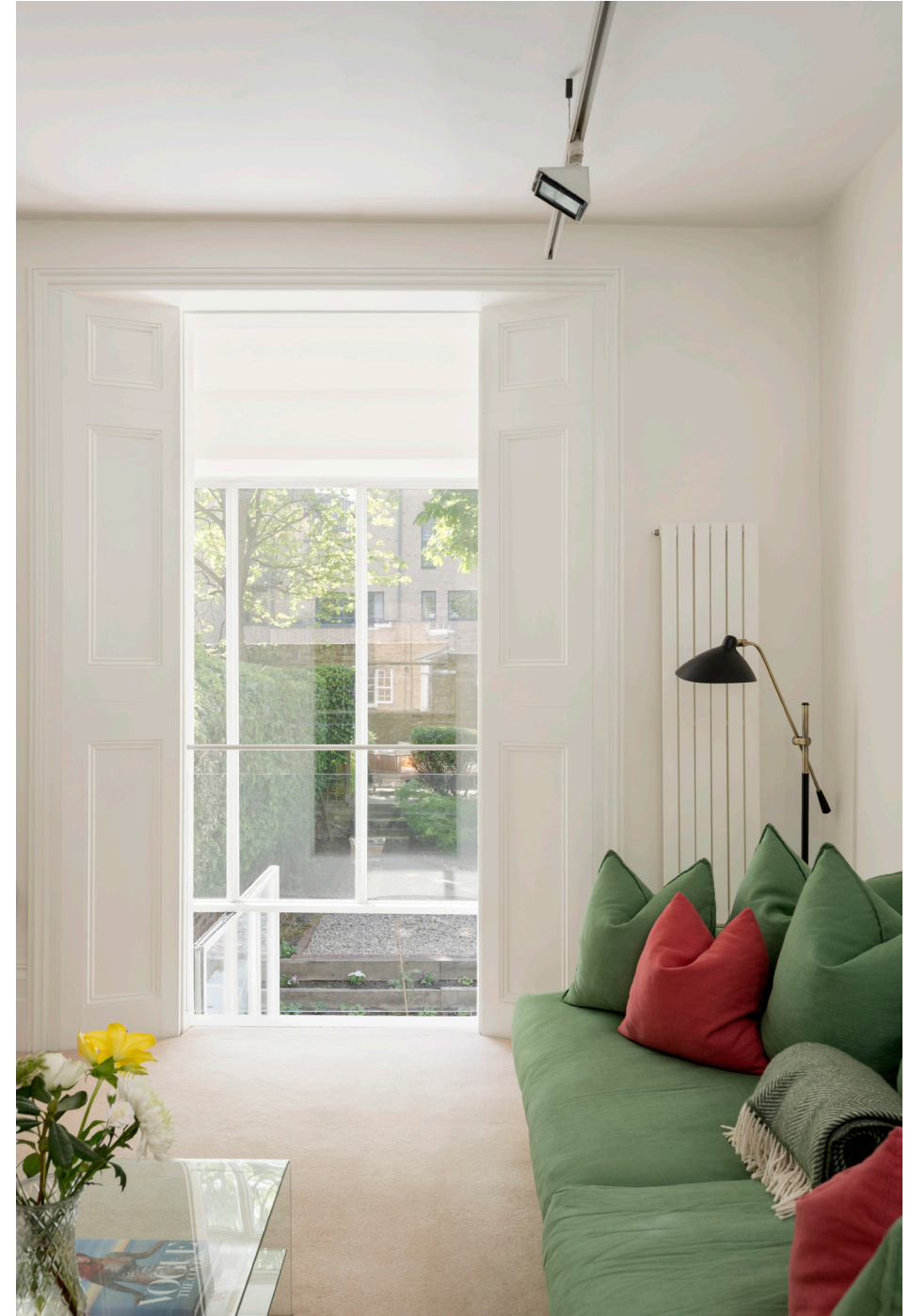
Tenure: Freehold

Guide Price: £3,250,000



The property has been re designed by the renowned architect Eric Parry, skilfully balancing contemporary architectural interventions with retained period detailing. A striking double height glass atrium forms the centrepiece to the rear of the house, enhancing volume across the two lower floors and allowing natural light to flood the living spaces throughout the day.

Spanning almost 18 feet in width, the house is notably wider than many properties of a similar age and style within the area.







This additional width is particularly evident on the upper levels and most impressive within the first floor principal bedroom, which features tall ceilings, full height sash windows and elegant decorative corning.

The raised ground floor provides a generous double reception room which opens directly onto the atrium, while the floor below houses an expansive open plan kitchen and dining room. This space offers excellent natural light and features a sleek contemporary kitchen, a separate utility room and a unique double height pivoting glass door leading out to the garden.

The upper floors comprise three further well proportioned double bedrooms, alongside a contemporary family bathroom and a separate shower room.

To the rear, a secluded west facing garden provides an excellent setting for outdoor entertaining and relaxation, benefiting from afternoon and evening sunlight.



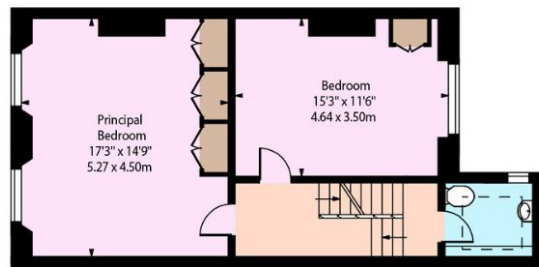
LOCATION

Compton Road is one of Canonbury's most sought after streets and runs from Canonbury Place to St Paul's Road. The nearest Underground station can be found at Highbury & Islington (0.2 miles - Victoria Line, Overground and Mainline services). Canonbury (0.5 miles - Overground) and Essex Road stations (0.4 miles - First Capital Connect services) are easily accessible and provide access to west London and fast direct access to the City.

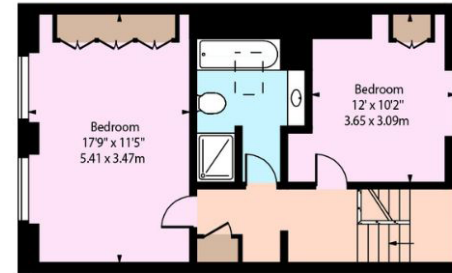
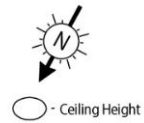




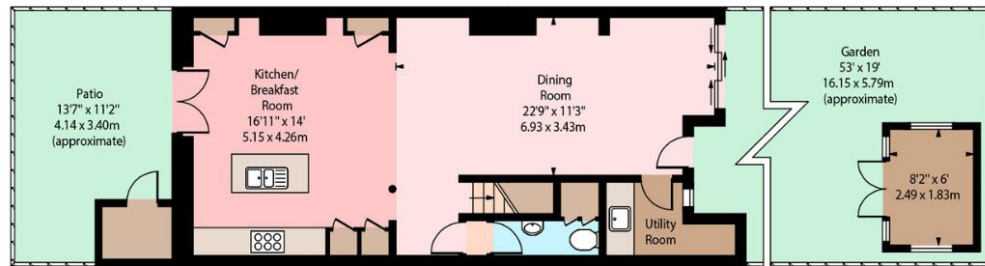




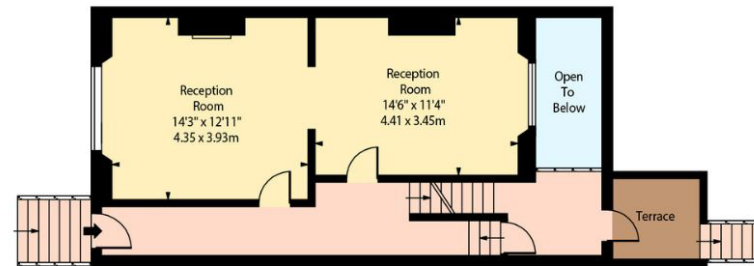
First Floor



Second Floor



Lower Ground Floor



Raised Ground Floor

(Including External Building)
 Approximate Gross Internal Area = 215.71 sq m / 2322 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
to tell you more.

Sebastian Toy
+44 203 657 7348
sebastian.toy@knightfrank.com

Knight Frank Islington & King's Cross
321-322 Upper Street
London N1 2XQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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