



40-41 Compton Road, Highbury, N1 2PB

£1,250,000

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Alwyne Estates are delighted to present this stunning garden maisonette, offered chain-free. Arranged over 2 floors, this spacious flat is comprised of two bedrooms (one ensuite), each equipped with a patio and heaps of storage space, a living room overlooking the tranquil street, a modern kitchen that oozes with natural light and comes fully equipped with integrated appliances and heaps of storage, and includes all white goods bathroom.

There are a wealth of timeless period features, including fireplaces in both the living room and primary, working shutters, period ceiling mouldings, built-in storage space as well as use of a lovely communal garden.

Set in the heart of Canonbury, in one of its finest and most sought-after roads, the property is a short walk to the convenient transport hub at Highbury & Islington Station as well as the local shops, bars and restaurants with the ever popular Upper Street very close by.

Share of freehold



Council Tax Band: E



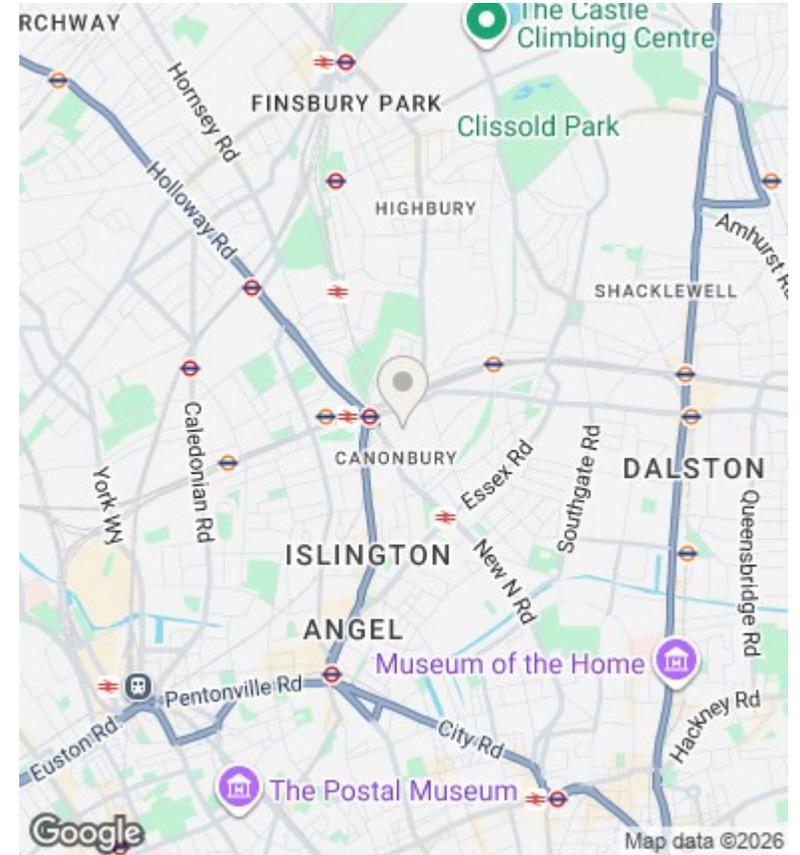


Lower Ground Floor Raised Ground Floor

Compton Road, N1

Total Gross Area: 876 ft² ... 81.4 m²
 External Storage Area: 38 ft² ... 3.5 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





