

CANONBURY PARK NORTH
LONDON, NI

GRANT J BATES
— PROPERTY —





A grand turnkey semi detached home in Canonbury with ample period detail

GJB

Canonbury Park North, London, N1

Freehold

- Grade II Listed
- Canonbury Triangle
- Semi Detached
- Approx 2,700 Sq Ft
- Balthaup Kitchen
- Taj Mahal Marble
- Gaggenau Appliances
- Dolby Media Room
- Lutron And Control4
- Off Street Parking

Description

Set within the Canonbury Triangle, this exceptional semi detached period house offers close to 2,700 sq ft of beautifully re imagined living space, combining classical architecture with a calm, design led modern aesthetic. Fully renovated throughout, the house has been approached with real discipline and restraint, allowing proportion, light and materiality to take precedence, resulting in a home that feels elegant, considered and quietly confident.

The raised ground floor makes an immediate impression. A formal reception room sits to the front of the house, framed by tall arched sash windows that flood the space with natural light. Original proportions have been carefully respected and enhanced through bespoke wall panelling, refined cornicing and sympathetically restored detailing. Cast iron radiators provide a subtle nod to the home's period heritage, while discreet modern interventions ensure comfort and efficiency.

Grant J Bates
Director
0207 981 2584
grant@grantjbates.com



The overall feel is timeless rather than trend driven, with bespoke joinery, soft tones and carefully layered lighting creating a sense of balance and calm.

To the rear, the kitchen and dining room is a beautifully resolved space, designed with clarity and purpose. A bespoke Balthaup kitchen is paired with Taj Mahal marble worktops and splashbacks, offering warmth and depth against the cabinetry. Integrated Gaggenau appliances are seamlessly incorporated to maintain clean lines and visual simplicity. Underfloor heating runs throughout this level, while rooflights and generous glazing draw natural light deep into the plan and create a strong connection to the garden beyond. The result is a space that works effortlessly for both everyday living and entertaining, without resorting to gimmick or excess.

The lower ground floor provides excellent flexibility and additional accommodation. A generously proportioned media room is equipped with Dolby surround sound, creating a true cinema quality environment within the home. This level also offers further bedrooms and beautifully finished bathrooms, making it ideal for guests, teenagers or more private family living. Despite its position, the lower ground floor feels light and inviting, with thoughtful layout and careful attention to ceiling heights and finishes.







The upper floors are dedicated to bedrooms, including an impressive principal suite that offers a calm and private retreat. Bespoke wardrobes are integrated with precision, while the en suite bathroom is finished in micro cement, giving a soft architectural quality that complements the wider design language of the house. Bathrooms throughout benefit from underfloor heating, walk in showers and refined brassware, continuing the sense of understated luxury.

Technology has been intelligently woven into the house, with Lutron lighting providing flexible scene setting throughout and Control4 offering seamless home automation, all discreetly integrated to preserve the period character.

Situation

Externally, the house benefits from off street parking, a rare and valuable feature in this location, alongside a landscaped garden that provides privacy and a green outlook. Canonbury Park North is one of N1's most sought after addresses, moments from the village feel of Canonbury, excellent transport links and a wealth of independent cafés, shops and green spaces.

Additional Information

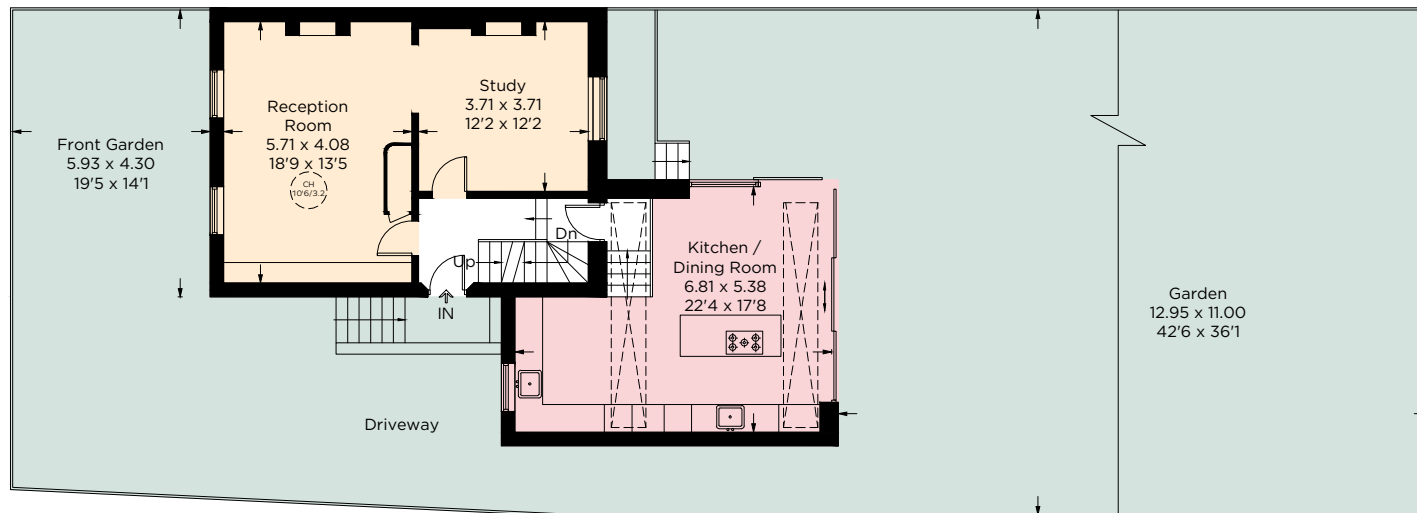
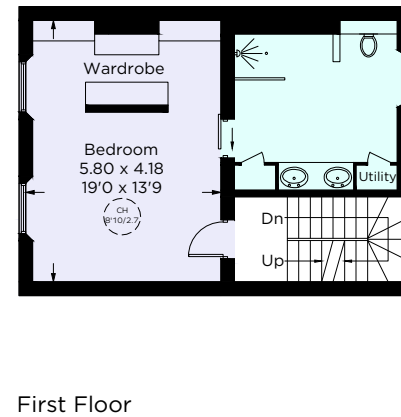
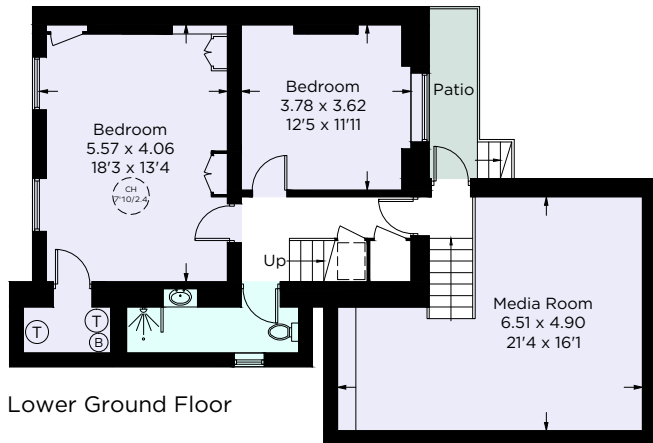
Local Authority: Islington
Council Tax Band: G



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Reduced headroom below 1.5m / 5'0



Canonbury Park North

Approximate Gross Internal Area = 249.6 sq m / 2687 sq ft (Including Reduced Headroom),

Approximate Gross External Area = 245.9 sq m / 2647 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.