



WILLOW BRIDGE ROAD
LONDON, N1

GRANT J BATES
— PROPERTY —



Imposing double fronted period home in the Canonbury triangle

GJB

Willow Bridge Road, London, N1

Freehold

- Double Fronted
- Corner Plot
- Treble Aspect
- 3,000+ Sq Ft
- 4-5 Bedrooms
- Wraparound Garden
- Off Street Parking
- Cinema / Family Room
- Victorian Detail
- Lateral Living

Description

The absolute definition of curb appeal, this striking double fronted Victorian home, dating back to the mid 19th century, occupies a prominent corner plot on Willow Bridge Road, N1. Defined by its treble aspect, wraparound garden and off street parking, the house immediately sets itself apart, offering both architectural presence and rare lateral width across in excess of 3,000 sq ft.

The approach is exceptional. A beautifully restored stained glass front door opens into a considered entrance hall, where marble flooring sits alongside intricate ceiling mouldings, setting the tone for the detail carried throughout.

Two elegant reception rooms sit to the front, each framed by large bay windows with timber double glazed sash frames and original shutters. Wide plank timber flooring runs underfoot, complemented by cast iron radiators, ornate cornicing, original fireplaces and bespoke panelling, creating spaces that feel both refined and comfortable.

Grant J Bates

Founder

0207 981 2584

grant@grantjbates.com



The garden level has been thoughtfully designed to balance everyday living with entertaining. Currently arranged with a family and cinema room, this space offers excellent flexibility and could easily function as an additional bedroom suite. A separate utility room and WC provide the foundations for a fully self contained guest level if required.

Flowing through, the kitchen and dining space has been beautifully executed. The kitchen is bespoke and features stone worktops and a central breakfast bar, paired with a full suite of high specification appliances. The same timber flooring continues, while colour drenched cabinetry and statement pendant lighting introduce warmth and depth. A contemporary glass extension draws in natural light and creates a seamless connection to the wraparound garden, which unfolds across the plot and offers multiple aspects for entertaining and relaxation.

Upstairs, the sense of light and volume continues. The principal suite occupies its own level and has a distinctly hotel esque feel, defined by generous proportions, bespoke panelling and wide plank timber flooring. Large timber sash windows draw in exceptional natural light from multiple aspects, reinforcing the sense of calm and space. A beautifully designed walk in wardrobe offers both extensive storage and a dedicated dressing area, while the en suite bathroom is finished in marble, complete with both a freestanding bath and separate shower.







The upper floor hosts the remaining bedrooms, all well proportioned and served by a family bathroom, making the layout equally suited to family living or flexible working arrangements.

Situation

Positioned within the highly regarded Canonbury Triangle, the house sits in one of N1's most sought after and established pockets, with Highbury Fields nearby providing one of Islington's best known open green spaces, while the New River Walk offers a more tranquil setting for quieter daily walks. The area is exceptionally well connected, with both Canonbury Overground and Highbury & Islington within easy reach, and it is particularly attractive for families thanks to a number of well thought of local state primary options, alongside highly regarded private schooling including North Bridge House Senior Canonbury.

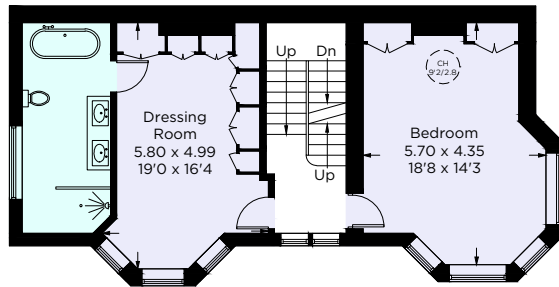
Additional Information

Local Authority: Islington
Council Tax Band: H
EPC Rating: TBC

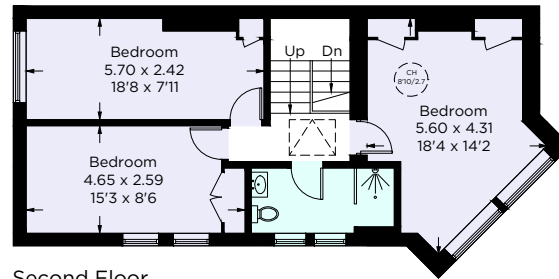


Grant J Bates
Founder
0207 981 2584
grant@grantjbates.com





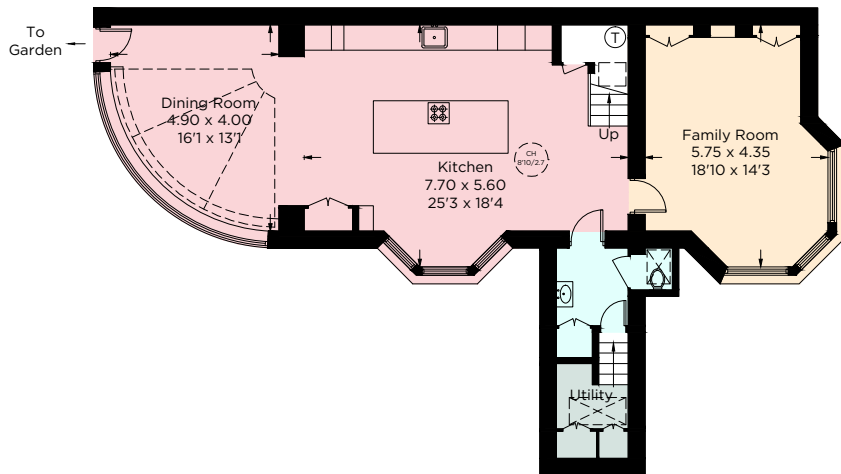
First Floor



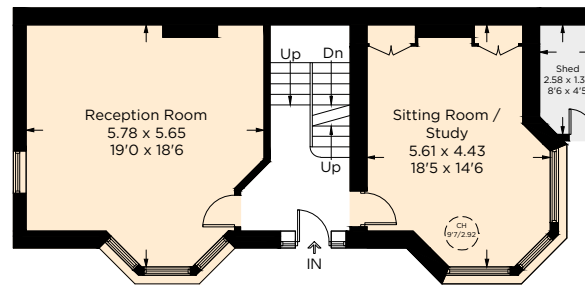
Second Floor

= Reduced headroom below 1.5m / 5'0

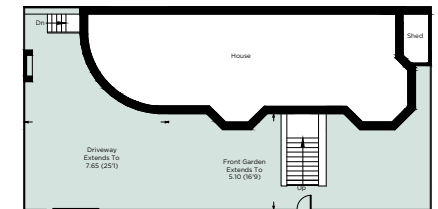
= Ceiling Height



Lower Ground Floor



Raised Ground Floor



Site Plan

Willow Bridge Road

Approximate Gross Internal Area = 279.9 sq m / 3012 sq ft, Shed = 3.4 sq m / 37 sq ft, Total = 283.3 sq m / 3049 sq ft

Approximate Gross External Area = 128.7 sq m / 1385 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.