

Canonbury Park South

Canonbury, N1

Guide Price £2,350,000

A truly exceptional three-bedroom family home set within the much-revered Canonbury Conservation Area, on one of Canonbury's most sought-after residential roads.

CHESTERTONS









Canonbury Park South

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- Canonbury Conservation Area
- Three Bedrooms
- Driveway
- Garage
- 47' x 28' Rear Garden
- Possibility to extend subject to the relevant permissions



Approached via a charming front garden and private driveway, the property benefits from valuable off-street parking, a garage and a superb 47' x 28' rear garden. The ground floor comprises a generous double reception room with French doors opening onto the garden, a separate kitchen and a dining room extension with attractive views over the rear garden. A guest cloakroom and garage complete this level. Upstairs are three well-proportioned bedrooms and a family bathroom. The property also benefits from a substantial 17' x 11' loft room, accessed via a loft ladder, with Velux windows, an impressive 10' ceiling height at the apex and extensive eaves storage. This versatile space could make an ideal home office, playroom or studio, subject to any necessary consents. Canonbury Park South is a particularly desirable and leafy residential road, renowned for its attractive period properties, mature greenery and peaceful atmosphere. The property is ideally located for the excellent amenities of Canonbury, Highbury and Upper Street, with a wide selection of independent shops, cafés, restaurants and pubs close by. Highbury Fields is also within easy reach. Transport links are excellent, with Canonbury Overground approximately 0.2 miles away, Essex Road approximately 0.3 miles and Highbury & Islington approximately 0.5 miles, providing convenient access across London via the Overground, Victoria Line and National Rail. An outstanding family home in an enviable Canonbury location, combining generous accommodation, exceptional outside space, off-street parking and excellent transport connections. Canonbury Park South benefits from being in a Low Traffic Neighbourhood, restricting access from Canonbury Square. The house has an abundance of potential with the possibility of converting the garage, extending further into the garden and converting the loft, subject to the relevant permissions.

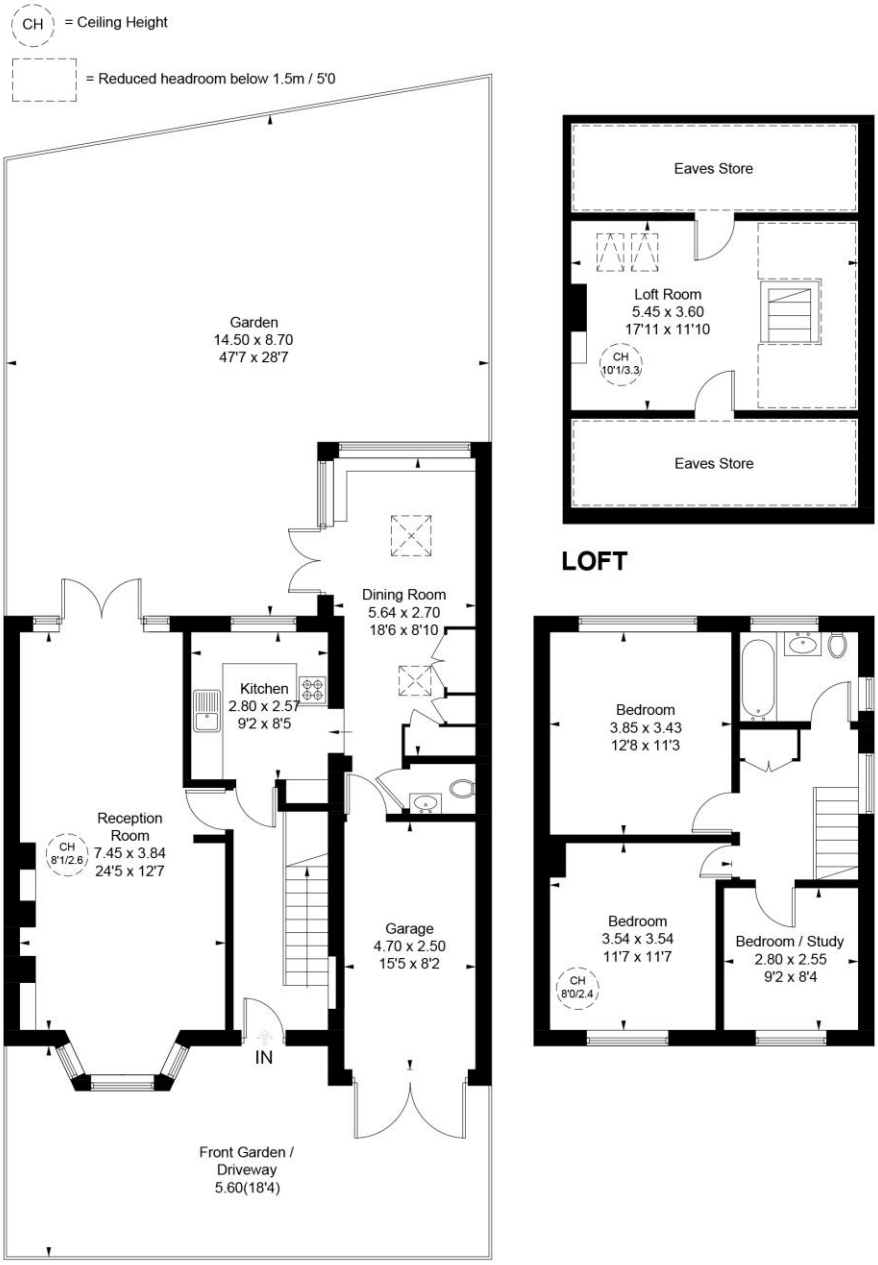
Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

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CANONBURY PARK SOUTH,N1

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR (INCLUDING GARAGE) = 845 SQ FT / 78.5 SQ M
FIRST FLOOR = 476 SQ FT / 44.2 SQ M
LOFT = 154 SQ FT / 14.3 SQ M
REDUCED HEADROOM = 239 SQ FT / 22.2 SQ M
TOTAL = 1714 SQ FT / 159.2 SQ M



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