



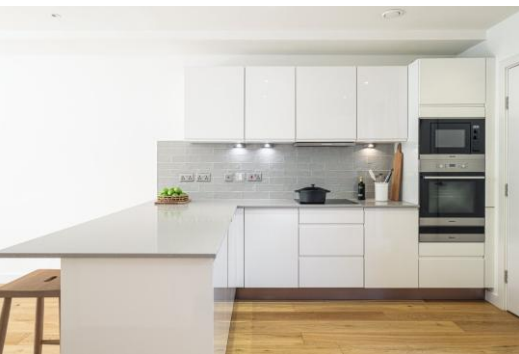
Compton Avenue

Islington, N1

Offers in excess of £1,750,000

Set across four thoughtfully arranged storeys, this impressive four-bedroom, three-bathroom contemporary freehold house is located on the sought-after Compton Avenue in the heart of Canonbury.

CHESTERTONS



Compton Avenue

Islington, N1

- Stunning Modern House
- Four Bedrooms
- Three Bathrooms
- Garden
- Superb Location
- No Parking



You enter the property on the ground floor, where you are welcomed by a versatile study/bedroom four, ideal for home working or guest accommodation. This level also offers excellent built-in storage and a bright reception room with striking floor-to-ceiling windows overlooking the surrounding gardens, creating a wonderfully light and airy living space. A convenient guest cloakroom completes the floor. The lower ground floor features an impressive 32-foot open-plan kitchen and dining room, perfectly designed for modern family living and entertaining. Large doors lead directly onto a private south-east facing garden, allowing natural light to flood the space and providing a seamless connection between indoor and outdoor living. A separate utility room is also located on this floor, adding further practicality. The first floor comprises two generous double bedrooms and two bathrooms, one of which is en-suite. The en-suite bedroom also benefits from built-in wardrobes. Occupying the entire top floor is the principal bedroom suite, which offers built-in wardrobes and a stylish en-suite bathroom.

Compton Avenue is a quiet residential street ideally positioned between Canonbury and Highbury. The property is within easy reach of the independent cafés, restaurants and shops along Upper Street, as well as the green open spaces of Highbury Fields. Excellent transport links are nearby, with Canonbury Station providing London Overground services, while Highbury & Islington Station offers access to the Victoria Line, National Rail and Overground services, ensuring fast and convenient connections across London. No parking available with this house.

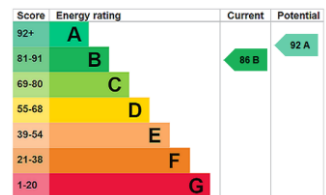
Tenure: Freehold

Service Charge: £3200 Per annum to cover the communal areas and concierge.

Ground Rent: £0

Local Authority: Islington

Council Tax Band: G



Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

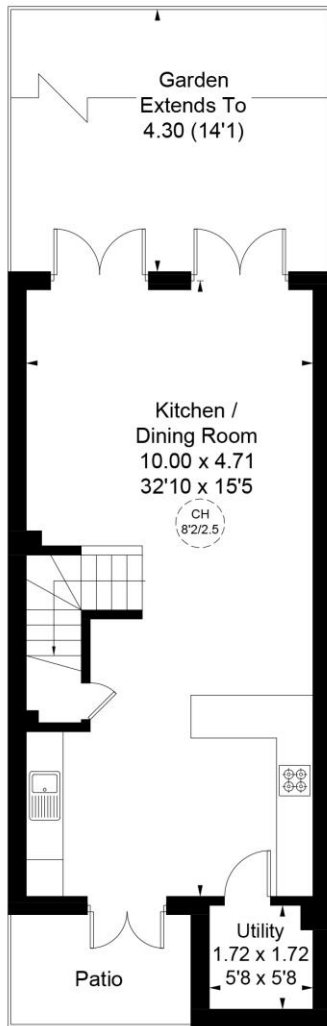
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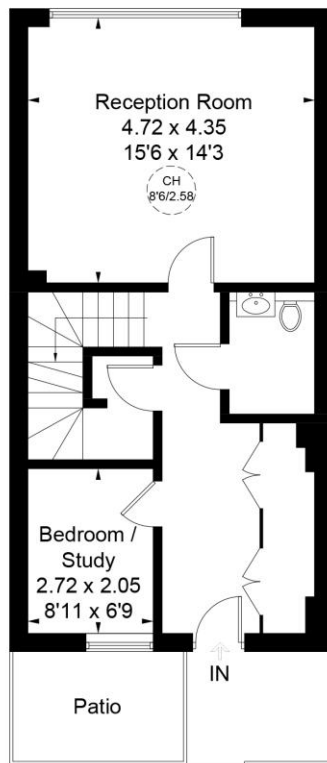
COMPTON AVENUE, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 545 SQ FT / 50.6 SQ M
 RAISED GROUND FLOOR = 510 SQ FT / 47.4 SQ M
 FIRST FLOOR = 504 SQ FT / 46.8 SQ M
 SECOND FLOOR = 339 SQ FT / 31.5 SQ M
 TOTAL = 1898 SQ FT / 176.3 SQ M

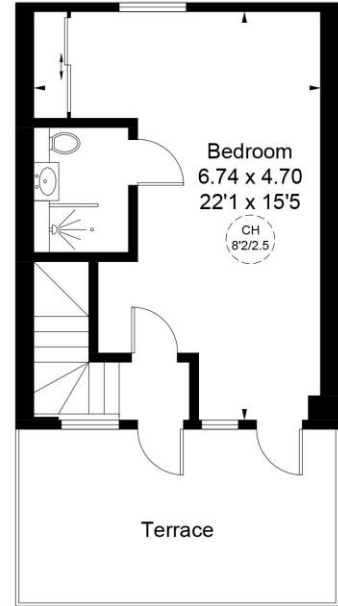


LOWER GROUND FLOOR

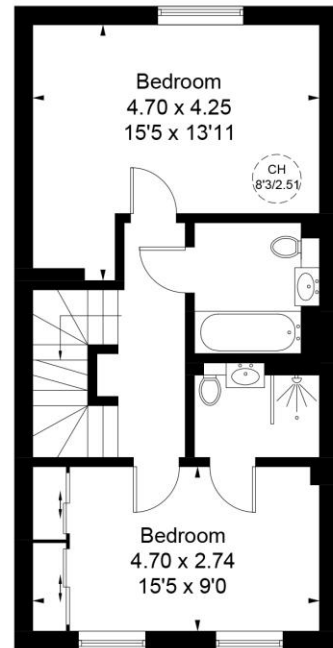
= Reduced headroom below 1.5m / 5'0
 = Ceiling Height



RAISED GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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. (ID1279627)

