



Flat 3 10 - 12 Canonbury Lane, Canonbury, London, N1 2AP

£3,800 Per Calendar Month

- 2 Mins Walk to Upper Street
- First Floor Flat
- Shops and Amenities Nearby
- Close to Local Bars and Shops
- Highbury & Islington Tube
- Wealth of Period Features
- Close to public transport
- Period Conversion

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Set within a stunning period house on the first floor, this generously proportioned two-bedroom flat offers an ideal blend of character and modern living in the highly sought-after Canonbury area.

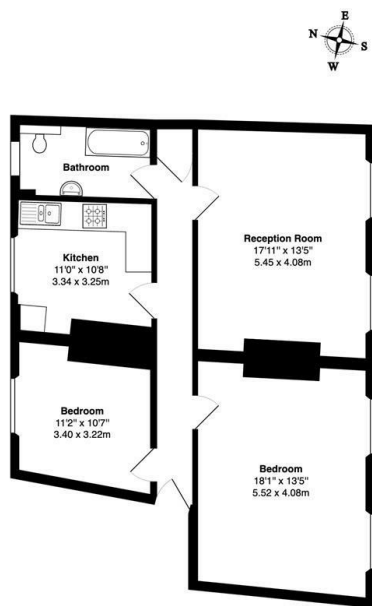
The property features a bright and spacious living room, a separate fully fitted kitchen with dedicated dining area, two well-sized double bedrooms, and a stylish bathroom. Additional highlights include high ceilings, period features, and access to a beautifully maintained shared garden – perfect for enjoying the outdoors.

Located on a quiet residential street yet just moments from local shops, cafes, and excellent transport links, this flat offers both comfort and convenience in one of North London's most desirable neighbourhoods.



Council Tax Band: E





Cannonbury Lane N4

Total Gross Area: 900 ft² ... 83.7 m²

Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice

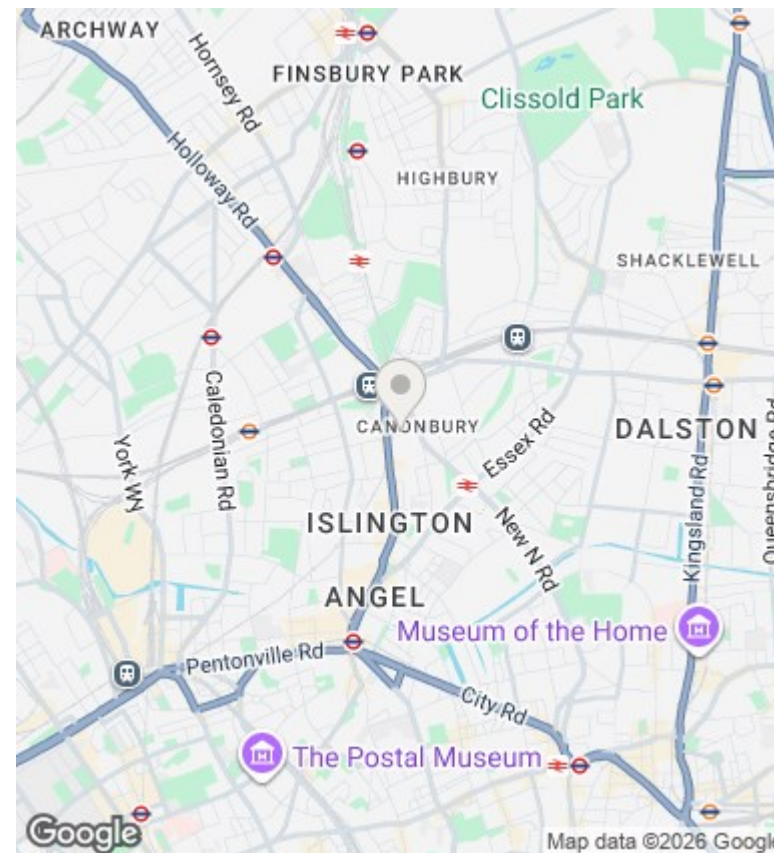
Directions

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England & Wales		EU Directive 2002/91/EC



