






**WALLACE ROAD**  
London N1



# A WELL PRESENTED TWO-BEDROOM, TWO-BATHROOM PROPERTY IN CANONBURY,

Arranged over the top two floors of an attractive period conversion, this well-presented split-level property offers generous space and excellent natural light .

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Local Authority: London Borough of Islington

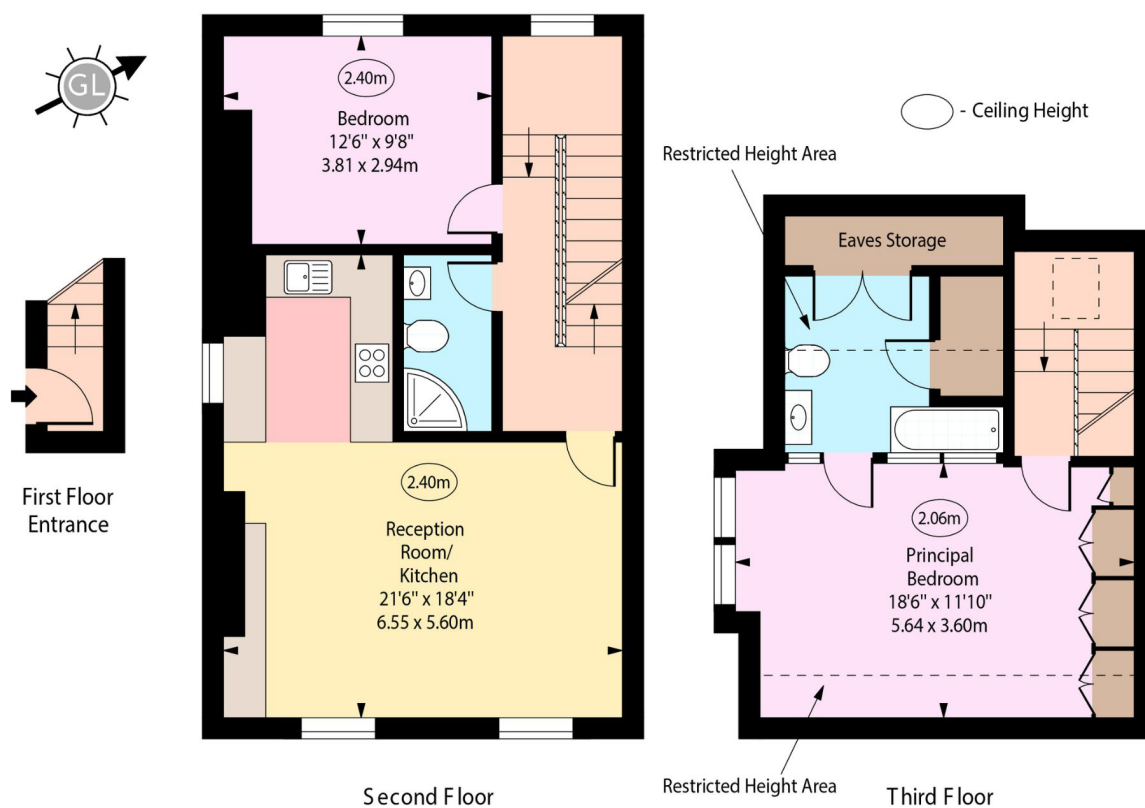
Council Tax band: E

Tenure: Leasehold, approx. 995 years remaining

Price Guide: £900,000

The main living level features a large, bright open-plan kitchen and living area. The living space is flooded with natural light from two large sash windows, creating a warm and inviting atmosphere, while an additional sash window in the kitchen further enhances the sense of openness. The kitchen provides ample surface and storage space and is thoughtfully arranged to suit both everyday living and entertaining. There is plenty of room for both a comfortable seating area and a dedicated dining space. Also on this floor is a bathroom complete with a walk-in shower.

Upstairs, the property offers a generous principal bedroom suite filled with natural light and featuring built-in storage neatly tucked into the eaves. The bedroom is complemented by a spacious en-suite bathroom with a full bathtub.



(Including Restricted Heights)  
Approximate Gross Internal Area = 92.44 sq m / 995 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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