



ISLINGTON PROPERTIES



Spencer Place

Canonbury, N1

£1,750,000

Freehold

Well proportioned contemporary house set within this gated development close to the amenities of Upper Street. The house is offered chain free and provides flexible accommodation over three floors, featuring generous open-plan living space. Located within a secluded mews and situated moments from the shops, restaurants and bars of Upper Street. Highbury and Islington station is closeby, offering direct train services to different parts of London and fast links to the West End via the Victoria Line.

- Four bedrooms
- Three bathrooms
- Secure gated development
- Offered with no onward chain
- Close to William Tyndale primary school
- Fantastic location
- Patio garden
- Allocated off-street parking
- Council Tax: Band F

Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



4



3



1

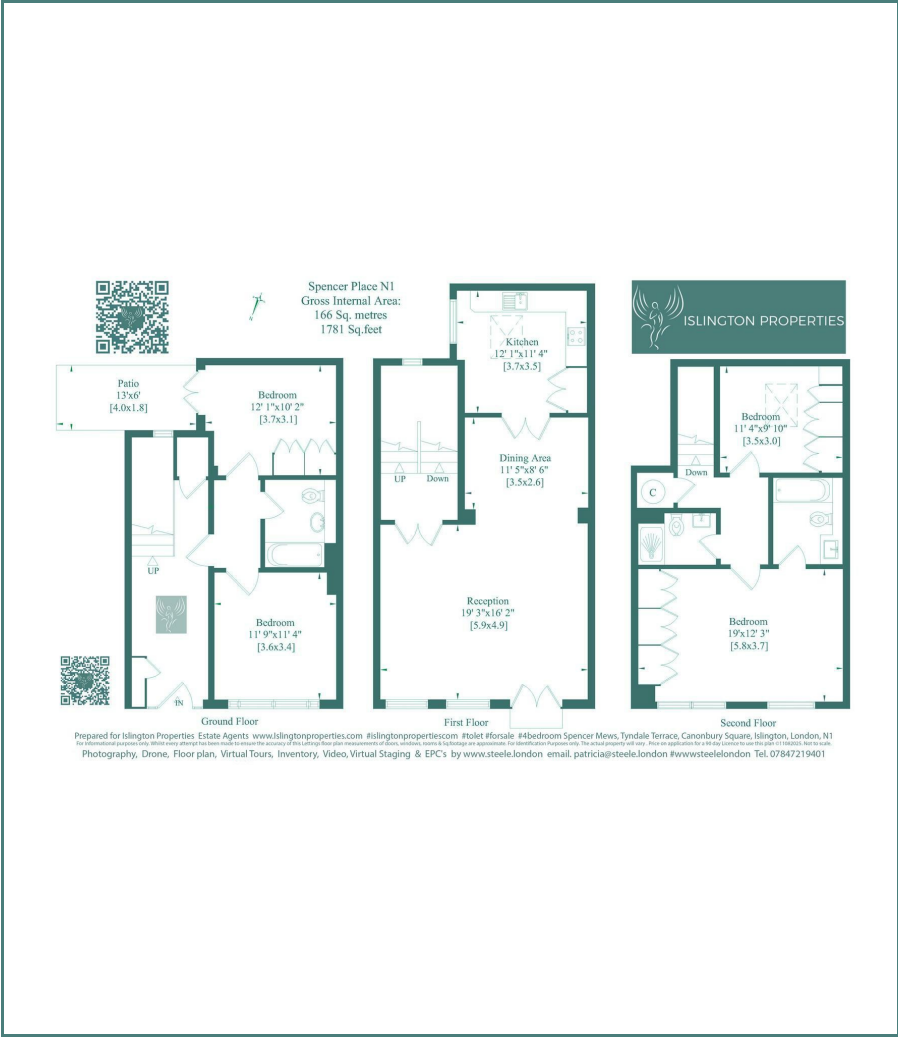


C

Additional information

Freehold
Heating: Gas central heating
Electricity: Mains
Water: Mains
Sewerage: Main Drain
Broadband: Predicted Standard, Superfast & Ultrafast service (Ofcom)
Mobile Signal/Coverage: Good indoor and outdoor coverage for Three, O2 & Vodafone. Good outdoor coverage for EE (Ofcom)
Parking: Allocated space for one car
Management charge: £2,546.00 per year

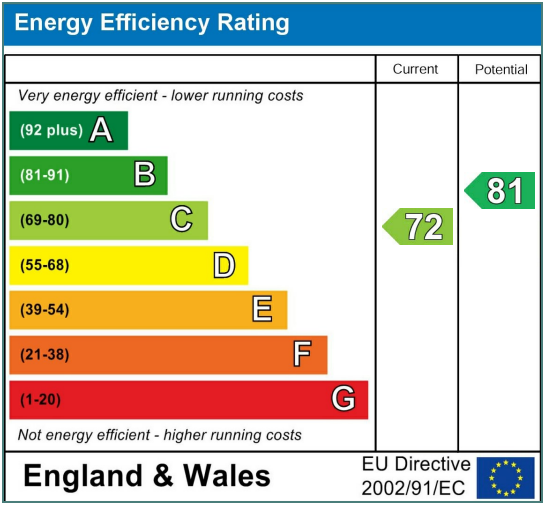
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Council Tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your solicitor prior to exchange of contracts.