



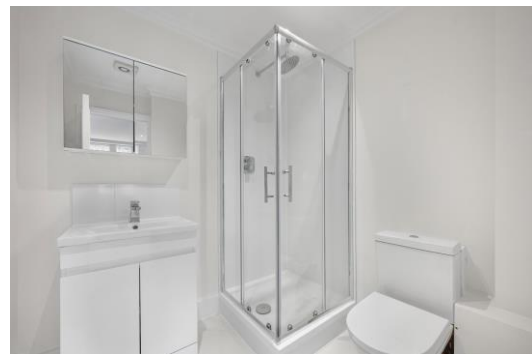
Wallace Road

Canonbury, N1

Asking Price £950,000

A spacious 2 double bedroom garden flat set across the lower ground floor of this elegant pair of Victorian terraced houses. The flat benefits from a private patio garden, its own private entrance and principal bedroom with en-suite.

CHESTERTONS



Wallace Road

Canonbury, N1

- 2 Double bedroom garden flat
- Spacious reception/ dining room/ kitchen
- Principal bedroom with en-suite shower room
- Own private entrance
- Private patio garden
- Superb access to Canonbury station



A spacious 2 double bedroom garden flat set across the lower ground floor of this elegant pair of Victorian terraced houses. The flat benefits from a private patio garden, its own private entrance and principal bedroom with en-suite. Accommodation comprises spacious 16ft X 11ft reception room opening to a open-plan kitchen/ dining room with patio doors opening to the private rear patio garden, principal bedroom with en-suite shower room and a wall of built-in wardrobes, spacious double second bedroom and main shower room. The property has been refurbished by the current owner. Wallace Road is located just to the north of St Pauls Road, across from the New River Walk and is a short walk to the greenery of Canonbury Village and Clissold Park, alongside the trendy cafes, restaurants and bars found at Highbury Park, Stoke Newington Church Street and Newington Green. Transport can be found via a very short walk to Canonbury Station (London Overground), with a number of bus routes running on Green Lanes and from Newington Green. Highbury & Islington is the closest underground station, sitting on the Victoria Line and with National Rail trains. Upper Street and Canonbury provide good local shops, restaurants, etc.

Tenure: Leasehold 123 years 1 months

Service Charge: £2770

Local Authority: (1068) Islington Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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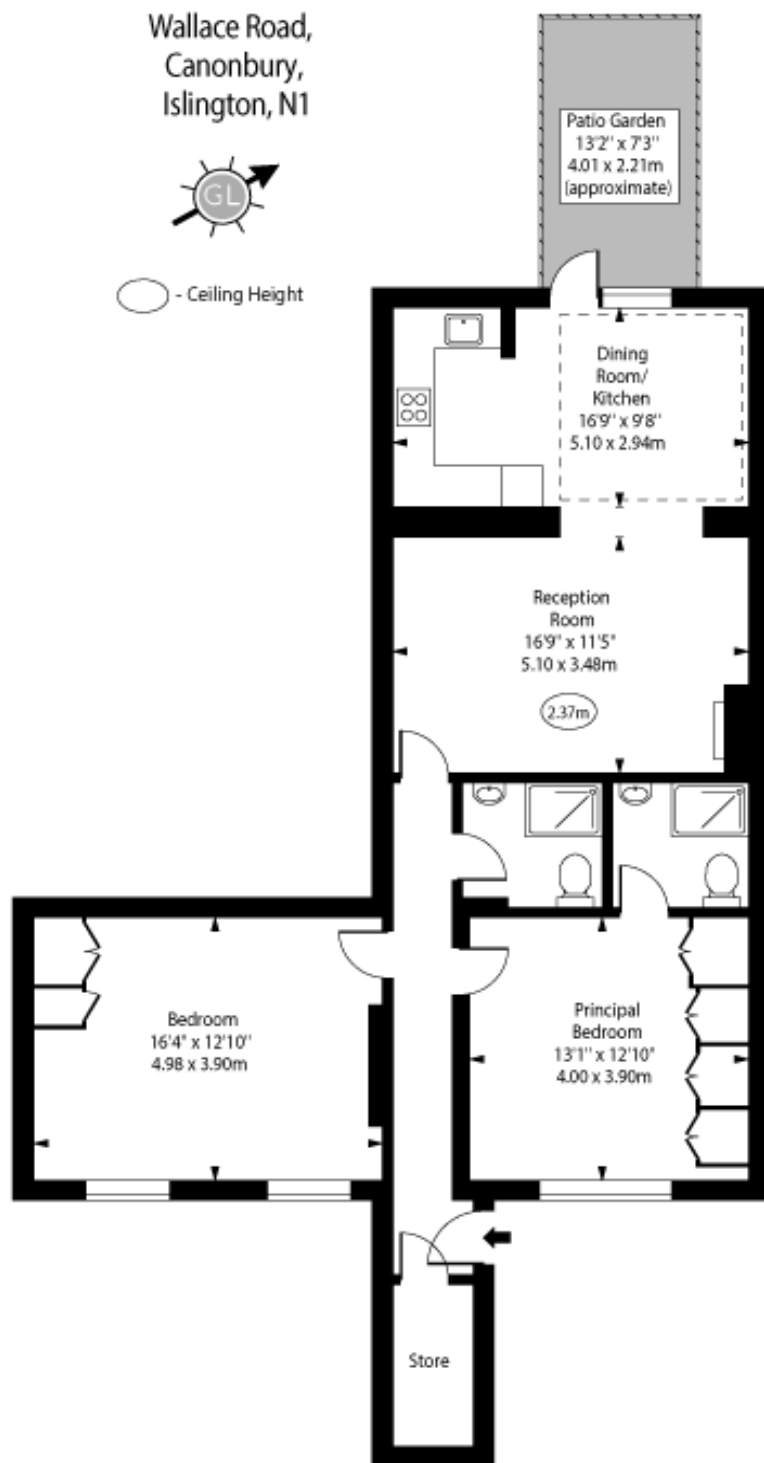
020 7359 9777

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Wallace Road,
Canonbury,
Islington, N1



○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 976 Sq Ft - 90.67 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 029864W1

