



COMPTON ROAD

Canonbury, N1



AN EXCEPTIONAL THREE-BEDROOM GEORGIAN APARTMENT.

An elegant and beautifully proportioned three-bedroom apartment occupying an entire first floor of a Georgian townhouse with a south-facing communal garden in the heart of Canonbury.



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EPC

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Local Authority: London Borough of Islington

Council Tax band: D

Tenure: Share of Freehold, approx. 982 years remaining

Ground rent: £0*

Service charge: £2,300 per annum*

Guide Price: £1,200,000





An exceptional three-bedroom Georgian apartment occupying the entire first floor of an attractive period building on one of Canonbury's most desirable residential streets. Beautifully proportioned throughout, this lateral home showcases the grandeur and character synonymous with Georgian homes, with impressive ceiling heights, large sash windows, and an abundance of natural light creating a wonderful sense of space. The elegant reception room is the centrepiece of the apartment, offering generous entertaining space and beautiful scale throughout. The room effortlessly combines period charm with modern comfort, creating an exceptional space for both relaxing and entertaining.

The separate kitchen is thoughtfully designed with substantial storage and worktop space, providing a practical yet stylish setting for everyday living. There are three bedrooms, including a particularly spacious principal bedroom which benefits from excellent natural light and generous wardrobe space. The two further bedrooms are well-proportioned double bedrooms which are perfectly suited as guest rooms, additional sleeping space or a space for home working. The bathroom is beautifully presented and well-appointed, completing the accommodation.







Residents further benefit from access to a beautifully maintained south-facing communal garden, offering a peaceful green retreat in the centre of Islington. Combining elegant period features, generous lateral living space and a highly sought-after Canonbury setting, this is a superb home in one of Islington's most prestigious neighbourhoods.

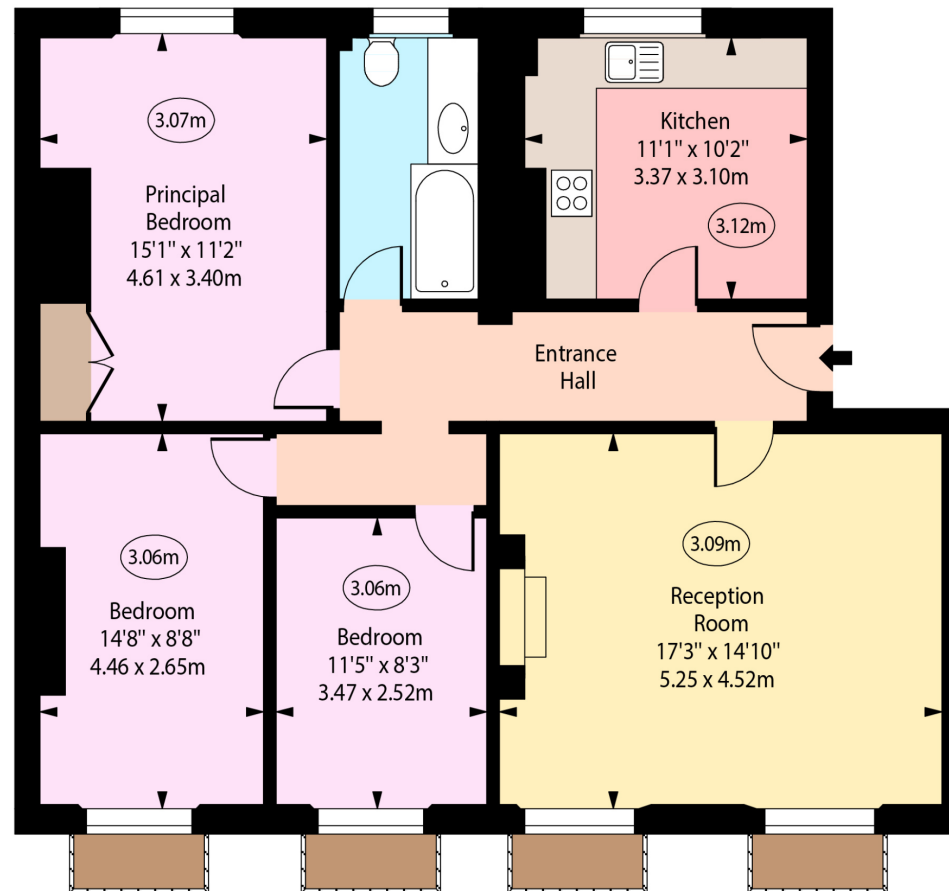
Canonbury is widely regarded as one of Islington's most coveted residential enclaves, renowned for its tree-lined streets, handsome period architecture and village-like atmosphere. The property is conveniently positioned for the excellent transport links of Highbury & Islington Station, which is a five-minute walk (Victoria Line, Overground and National Rail services), providing fast access across London and beyond. The boutique shops, acclaimed restaurants, cafés and bars of Upper Street are all within easy reach, while nearby New River Walk, Highbury Fields and a selection of local gastro pubs contribute to the area's enduring appeal. This prime Canonbury location offers the perfect balance between peaceful residential living and easy access to the vibrant lifestyle for which Islington is celebrated.

*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.





○ - Ceiling Height



First Floor

Approximate Gross Internal Area: 90 sq m / 970 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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