



Heaven Tree Close

Canonbury, N1

Asking Price £1,500,000

An exceptional, re-designed 4 double bedroom 3 bathroom modern townhouse, located within this private, secure, modern mews development with off-street parking, close to Canonbury station, Upper Street and Newington Green.

CHESTERTONS



Heaven Tree Close

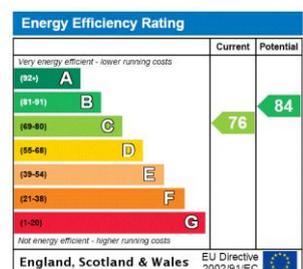
Canonbury, N1

- 4 bedroom, 3 bathroom modern townhouse
- Re-modelled by award-winning architects Paul Archer Design
- Fabulous south-facing garden and south-facing roof terrace



An exceptional, re-designed, 4 double bedroom 3 bathroom modern townhouse, located within this private, modern mews development in the heart of Canonbury. The house has been extended and refurbished, utilising the expertise of award-winning architects, Paul Archer Design. Part of the design has been to maximise all possible storage space. The ground floor has been re-modelled, creating a fabulous kitchen / dining / family / reception room, opening to the South facing garden, with a huge single sheet of glass acting as a beautiful picture frame. The ground floor benefits from a utility / bathroom. The 1st floor is home to 2 bedrooms and a family bathroom, with a further 2 bedrooms on the top (2nd) floor, the master bedroom with an en-suite shower room. Also on the top floor, accessed via the landing, is a large South facing roof terrace overlooking Canonbury and the City. Located in a private cul-de-sac across the road from Canonbury station (London Overground), the road benefits from private parking (no permit required), a secure gate into the road and a communal bike shed. Heaven Tree Close is located to the North of St Pauls Road, across from the New River Walk and is a short walk to the trendy cafes, restaurants and bars found on Upper Street, at Newington Green and Stoke Newington Church Street. Nearby is the greenery of the New River Walk, Highbury Fields and Clissold Park. Transport can be found via a short walk to Canonbury Station (London Overground) with both Highbury & Islington on the Victoria Line and Angel Station on the Northern Line easily accessible. The house is in the catchment area for Ofsted Outstanding graded New River Green Children's Centre and Newington Green Primary School and excellent secondary schools.

Tenure: Freehold
Service Charge: £620
Ground Rent: £0
Local Authority: Islington
Council Tax Band: F



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HEAVEN TREE CLOSE, N1

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING VOID)

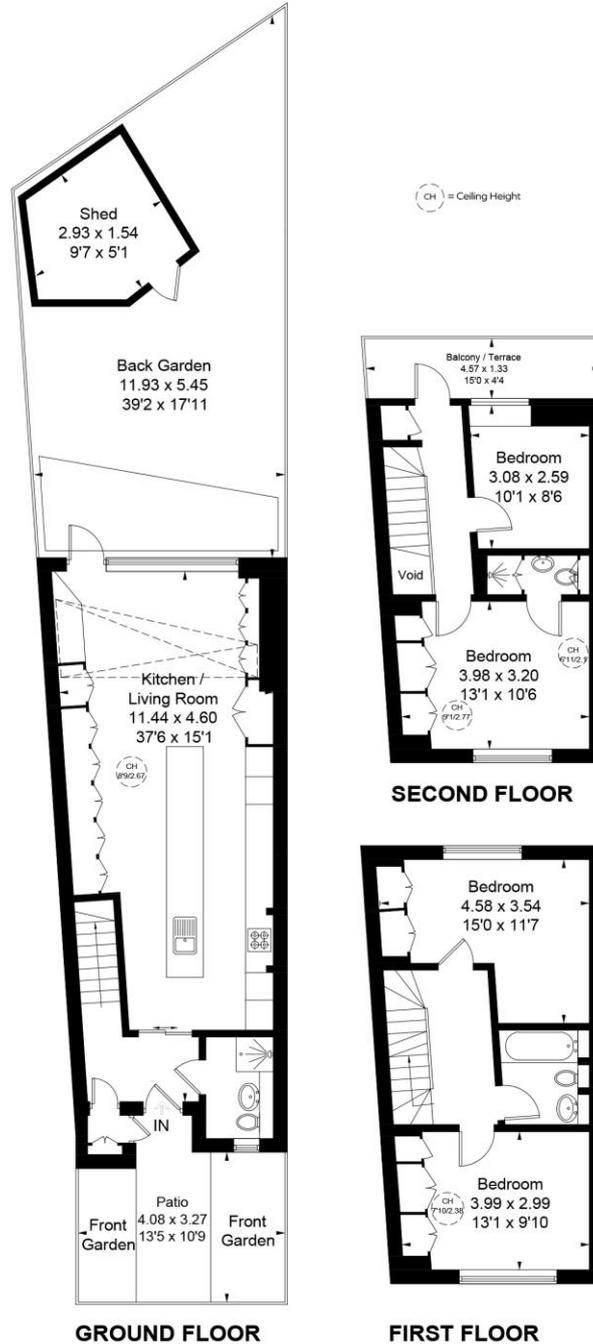
GROUND FLOOR = 568 SQ FT / 52.8 SQ M

FIRST FLOOR = 412 SQ FT / 38.3 SQ M

SECOND FLOOR = 333 SQ FT / 30.9 SQ M

SHED = 90 SQ FT / 8.4 SQ M

TOTAL = 1403 SQ FT / 130.4 SQ M



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. (ID1233750)

