

# Nathan K Real Estate


**65 Amwell Street, London - EC1R 1UR**

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# 3 Canonbury Square

London

**An exceptional share of freehold period maisonette approaching 1,800 sq ft, with a rare 60ft south facing private garden, flexible four-bedroom accommodation and potential to extend.**

Arranged over two floors and extending to almost 1,800 sq ft, the property offers impressive flexibility, with the potential to accommodate four bedrooms alongside a magnificent double reception room.

**Offered with a share of freehold, this is a rare opportunity to acquire a substantial period home with exceptional outdoor space in one of Islington's finest locations.**

Council Tax band: E

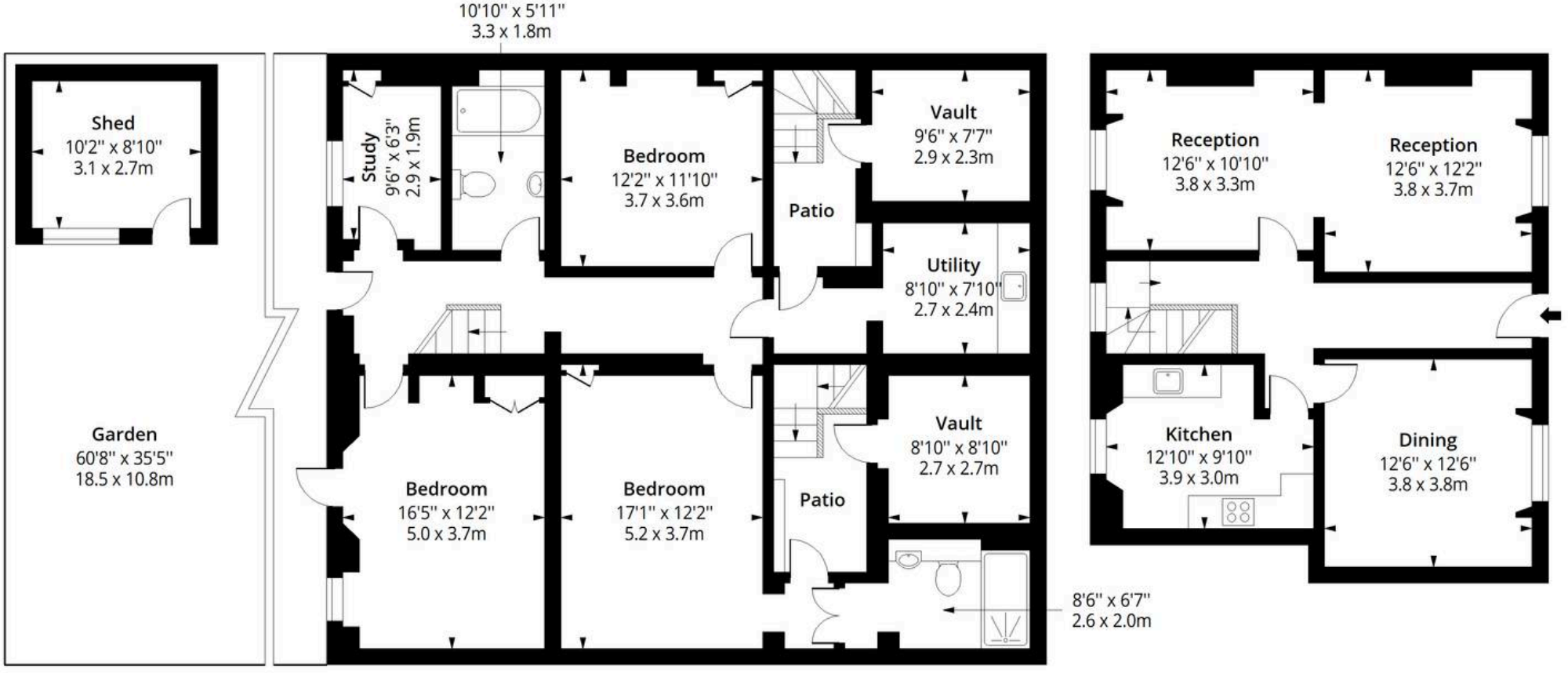
Tenure: Leasehold

- Share of freehold maisonette approaching 1,800 sq ft
- Potential to extend ( STP )
- Private entrance
- Private south facing garden
- Prime Islington Square
- Share of Freehold

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# Canonbury Square N1

Approx. Gross Internal Area 1793 Sq Ft - 166.57 Sq M
Approx. Gross Patio/ Vault/ Shed Area 392 Sq Ft - 36.42 Sq M




## Lower Ground Floor

Floor Area 1062 Sq Ft - 98.66 Sq M

## Upper Ground Floor

Floor Area 731 Sq Ft - 67.91 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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