



# Hydes Place

Canonbury, N1

Asking Price £3,250,000

This spectacular detached house in the heart of Islington is discreetly located: the home enjoys both a sense of seclusion & the benefits of a vibrant local community atmosphere.

Providing exceptional value for the area it is on the very edge but not within the Canonbury Conservation Area thus enjoying protection from neighbourhood development. Built for the owners in 1998 it offers lateral living maximising the use of light & space. Finished to a high standard, this unique house is designed for modern living in uncluttered space. A privately owned road is the driveway providing ample parking (6+), the house is nestled away from prying eyes. The secluded location creates a private retreat meaning no invasion of privacy & no passing traffic, leading to it being a quiet restful place to live with immediate access to the liveliness of Upper Street & excellent travel hubs when desired. Travel & communication are excellent with Underground, Overground & National & international hubs within minutes. The City & the West End are quickly accessible due to the central location. Perfect for those who value refined living in a real London neighbourhood. A rare blend of central convenience & tucked-away privacy in this extraordinary home.

**CHESTERTONS**



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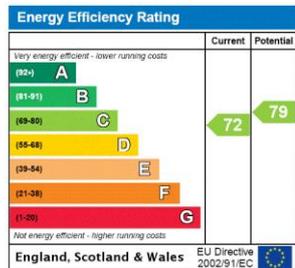
## Canonbury, N1

- Detached
- 5 Double Bedrooms
- 3 Bathrooms
- Modern, unique, light & airy
- Parking for 6+ cars on private driveway
- Secluded – no passing traffic or pedestrians
- Secure, very low crime area, rising bollards, CCTV system
- 0.1 mile walk to Upper Street
- 0.2 mile walk to Highbury & Islington Tube
- Great local schools
- Development potential



Accommodation: large principal bedroom & en-suite bathroom, 4 further double bedrooms & family bathroom on the 1st floor. The ground floor has a 29ft triple aspect reception room accessing to 2 courtyards, dining/ family room with access to a courtyard along with kitchen, separate utility room & another bathroom. The courtyards, designed by Joe Swift, open onto the driveway via opening full side gates for further access & sense of open space. They provide both beauty & privacy being perfect for alfresco entertaining. The flow & sense of space is uniquely designed to include the courtyards via wide opening doors expanding the house into the courtyards & vice versa. This contributes to a breathtaking living experience over four aspects which is unavailable with any other property in Islington. Storage is excellent & blends in with the house's fabric to allow a very uncluttered look & feel, a blank canvas for any owners' design ideas. Though currently lapsed, the house had planning permission to add another floor plus glazing in one courtyard & has current planning permission for an extension on the first floor: with potential for adding 2,000sf in total (CGI Images above). Any addition will add a multiple of the cost to the value further future-proofing long term prospects. For many however, this house needs no expansion as the bespoke design reduces utility space such that it feels like a house 50% larger than its' footprint suggests. The house is accessed via a privately owned cul de sac to the rear of a small, well-kept local gastropub, popular with neighbours & known for its community atmosphere. Its presence adds to the neighbourhood security & vibrancy without intruding on the privacy of the home.

**Tenure:**Freehold



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# Hydes Place, N1



Approx Gross Internal Area **2215 Sq Ft - 205.77 Sq M**

(Excluding Shed)

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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