



CANONBURY SQUARE
LONDON, N1

GRANT J BATES
— PROPERTY —



A three-window wide Grade II Listed turnkey Georgian family home

GJB

Canonbury Square, London, N1

Freehold

- Georgian Square
- Grade II Listed
- 3 Windows Wide
- 4/5 Bedrooms
- 2 To 3 Bathrooms
- Circa 4,500 Sq Ft
- Fabulous Period Charm
- Extensively Renovated
- Landscaped Garden
- Garage
- Guest Or Nanny Suite

Description

Positioned on one of the most sought-after garden squares in Islington this Georgian home perfectly blends contemporary practicality with period grandeur and charm.

A three-window wide home with ample lateral space, totalling circa 4,500 sq ft across five floors, with four bedrooms, multiple reception rooms, and two to three bathrooms.

The ground floor features a front double reception room with period detail to include original fireplaces, high ceilings, sash windows with shutters, wooden flooring, cast iron radiators and some fabulous cornicing.

Grant J Bates

Director

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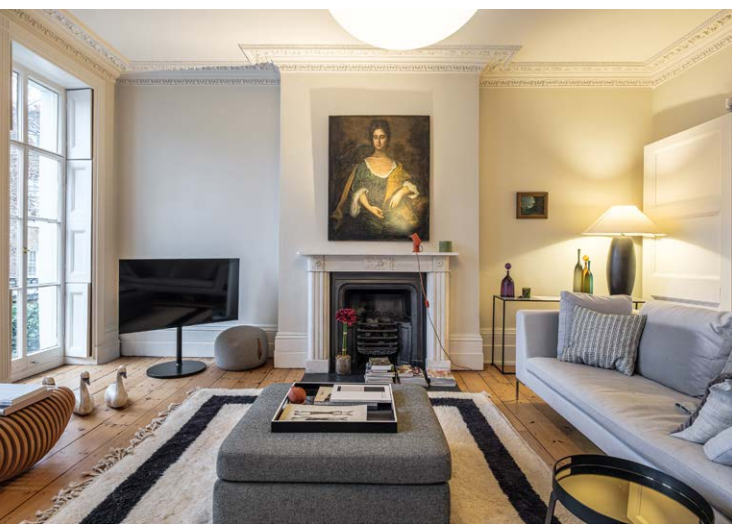
The rear of the property has been extended via a steel and glass box to create a reading nook which takes you to the landscaped garden. The lower ground floor is home to the Bulthaup kitchen finished in steel with kitchen island, Gaggenau appliances, expansive pantry, and crittall doors to the rear garden. The glass roof here floods the floor with natural light. A utility and WC feature towards the front of the floor as does an additional bedroom or reception space with bespoke cabinetry, ideal as a nanny or guest suite. There is access to the outside here and plenty of storage via the vaults.

The first floor has been retained as an L shaped reception room with the same period detail we saw in the ground floor double reception, here we have even higher ceilings and three tall windows overlooking the square, without question the most impressive room of the home.

The second floor is entirely occupied by the principal suite with walk through bespoke wardrobe and en-suite bathroom with stone tub, double marble sinks, rainfall shower, and discreet toilet. The top floor completes the home with two further double bedrooms, crittall bathroom by CP Hart, and walk in wardrobe. The wardrobe could be adjusted to another bedroom or study should one require. The property is Grade II Listed, includes a garage, and is a fine example of Georgian restoration and renovation.







Situation

Sat on one of the most sought after Georgian Squares in Islington and part of the most desirable area, Canonbury Square is perfectly positioned. The Canonbury triangle features multiple independent offerings to include the Canonbury Tavern, a local favourite, while Upper Street is merely metres away. Transport and commuting is effortless via Highbury and Islington and Angel underground stations, including overground services, and local schooling options, both state and public, are well thought of including Senior Canonbury, part of the North Bridge House group. Green open space can be found via Highbury Fields which is within 0.3 miles.

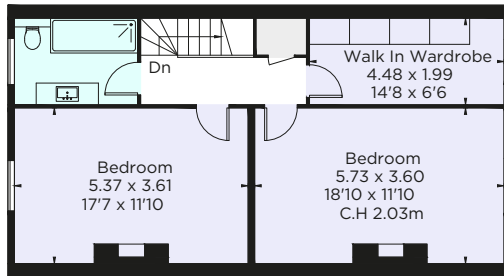
Additional Information

Local Authority: Islington
Council Tax Band: H

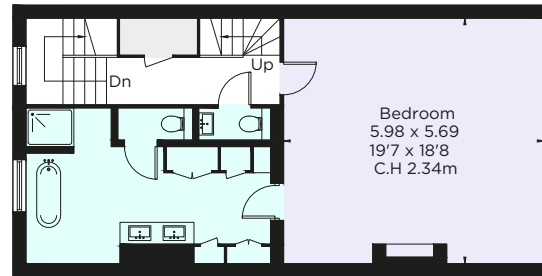


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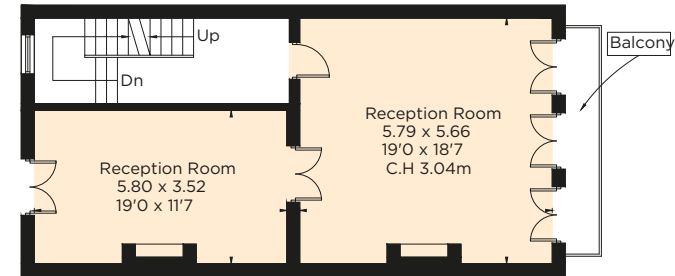




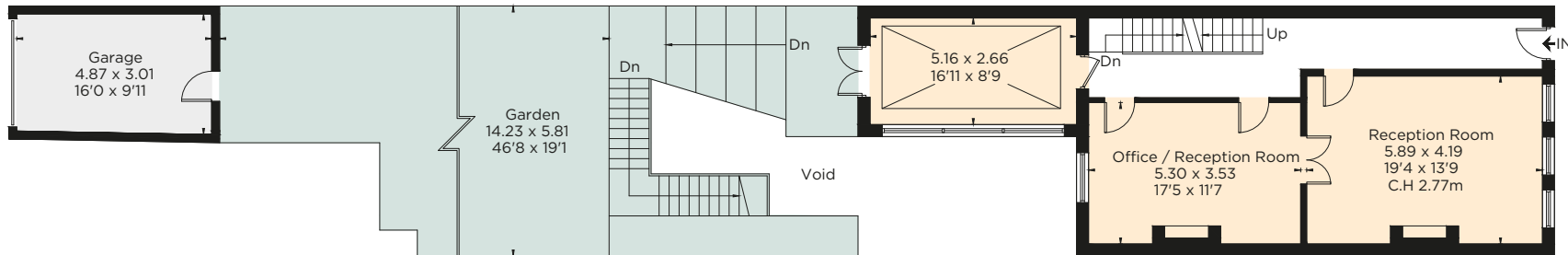
Third Floor



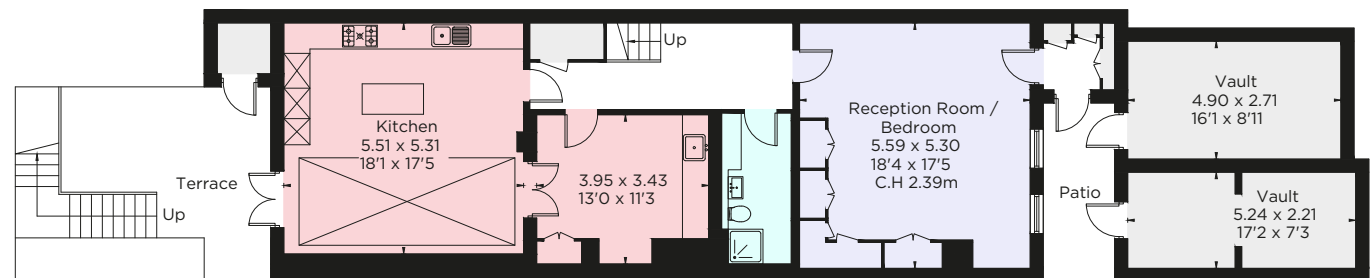
Second Floor



First Floor



Ground Floor



Lower Ground Floor

Canonbury Square

Approximate Floor Area = 376.8 sq m / 4056 sq ft, Outbuildings = 41.0 sq m / 441 sq ft, Total = 417.8 sq m / 4497 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.