



## Spencer Place

Canonbury, N1

£1,750,000

Freehold

Well proportioned contemporary house set within this gated development close to the amenities of Upper Street. The house is offered chain free and provides flexible accommodation over three floors, featuring generous open-plan living space. Located within a secluded mews and situated moments from the shops, restaurants and bars of Upper Street. Highbury and Islington station is closeby, offering direct train services to different parts of London and fast links to the West End via the Victoria Line.

- Four bedrooms
- Three bathrooms
- Secure gated development
- Offered with no onward chain
- Close to William Tyndale primary school
- Fantastic location
- Patio garden
- Allocated off-street parking
- Council Tax: Band F

### Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



## Additional information

Freehold

Heating: Gas central heating

Electricity: Mains

Water: Mains

Sewerage: Main Drain

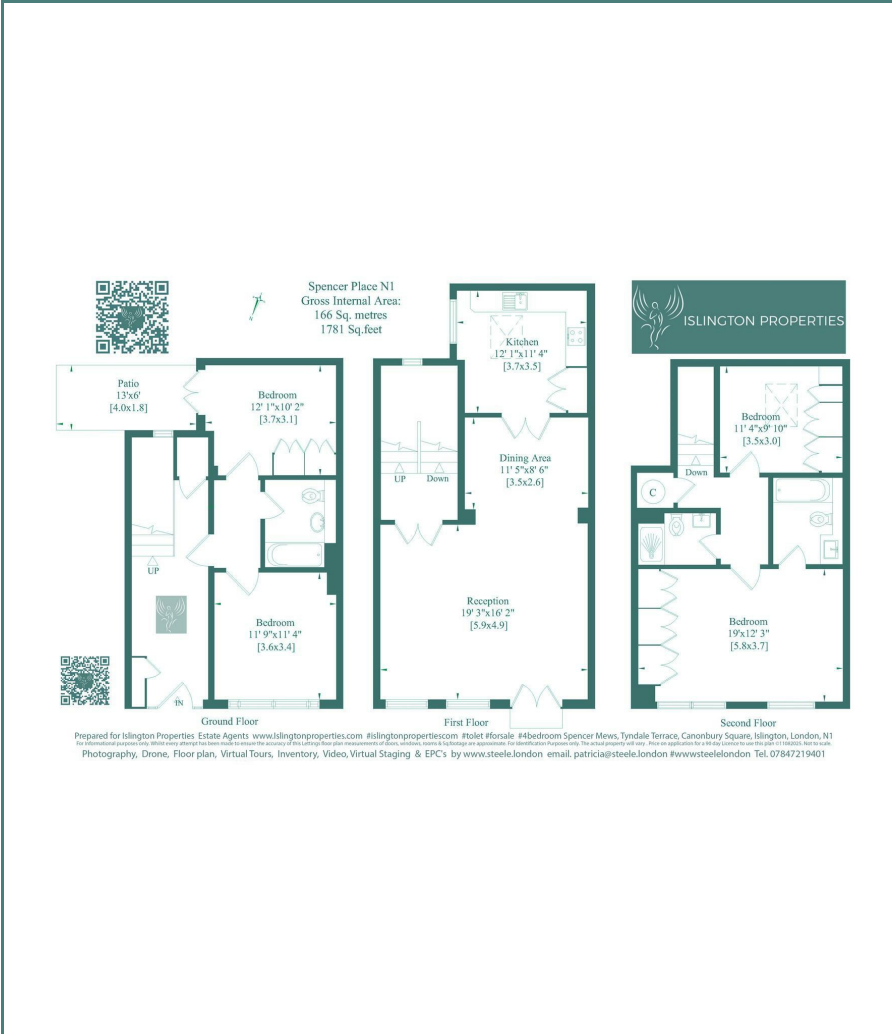
Broadband: Predicted Standard, Superfast & Ultrafast service (Ofcom)

Mobile Signal/Coverage: Good indoor and outdoor coverage for Three, O2 & Vodafone. Good outdoor coverage for EE (Ofcom)

Parking: Allocated space for one car

Management charge: £2,546.00 per year

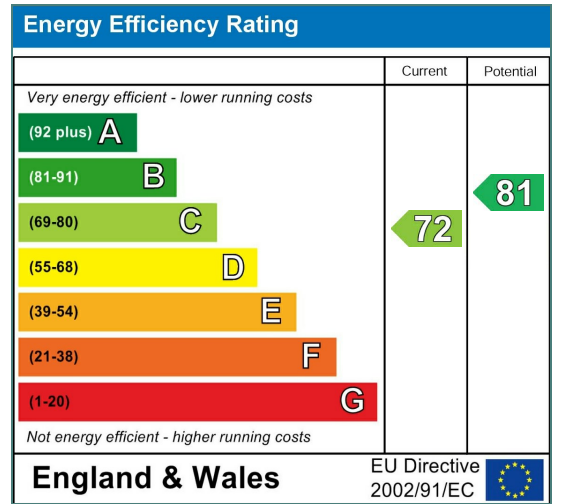
## Floor Plan



## Area Map



## Energy Efficiency Graph



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