



# Canonbury Road

London, N1

Asking Price £800,000

A spacious two double bedroom split level period apartment benefiting from its own private garden space situated in the heart of Islington, moments from Essex Road station and set within the Canonbury conservation area.

**CHESTERTONS**



# Canonbury Road

## London, N1

- Spacious two double bedroom split level apartment
- Bright reception & kitchen space
- Mature private garden area.
- Moments from Upper Street
- Set within the Canonbury conservation area



A spacious two double bedroom split level period apartment benefiting from its own private garden space situated in the heart of Islington, moments from Essex Road station and set within the Canonbury conservation area.

Accommodation comprises, a semi open plan kitchen & reception room space that is flooded in natural light courtesy of its dual aspect and large sash windows, 2 double bedrooms, tiled family bathroom and ample storage. On the half landing there is a separate WC and access to the mature private garden space with separate patio and lawn area.

Nestled neatly between Upper Street and Essex Road, the property affords superb access to the wide ranging amenities that Upper Street has to offer. The greenery and amenities of Highbury Fields are close by, along with the gastronomic delights of Trullo, Prawn On The Lawn, Ottolenghi, Fredericks and The Smoke House. The gastro pubs of The Pig & Butcher and The Drapers Arms are close by. Canonbury Road is superbly located for access to the transportation hub of Highbury & Islington, offering connections through London via both the Underground (Victoria Line) and the London Overground network. Essex Road station and Angel station both provide good links to the City.

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**Tenure:** Share of Freehold 95 years 6 months

**Service Charge:** £750 £750 is for 50% of buildings insurance

**Ground Rent:** £0

**Local Authority:** Islington Council

**Council Tax Band:** E

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

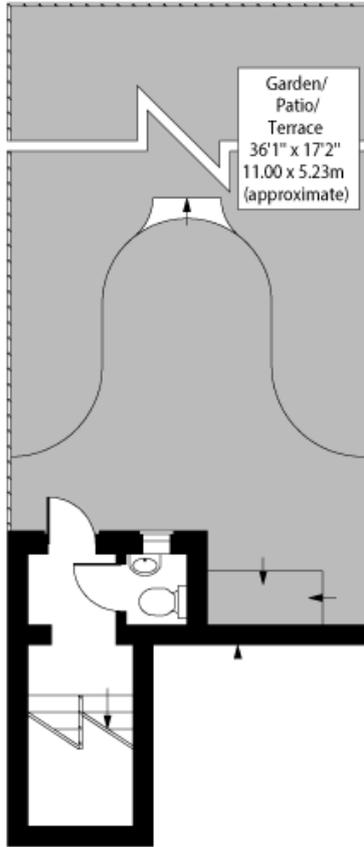
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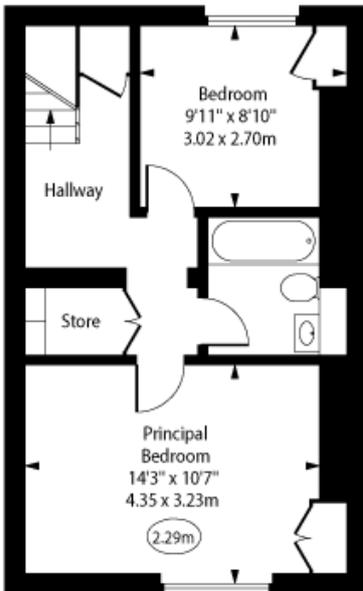
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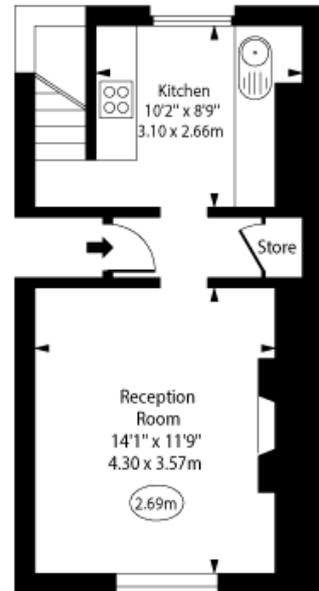
Canonbury Road, N1



○ - Ceiling Height



Lower Ground Floor



Ground Floor

Lower Ground Floor  
Half Landing

Approx Gross Internal Area 775 Sq Ft - 72.00 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
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