



Canonbury Road

Canonbury, N1

Asking Price £1,850,000

A beautifully arranged three-bedroom, four-storey Grade II listed Georgian freehold, set within the highly desirable Canonbury Conservation Area, offering elegant proportions, period charm and a wonderful south-facing garden extending to approximately 47 feet.

CHESTERTONS



Canonbury Road

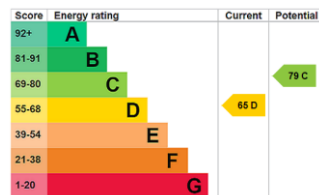
Canonbury, N1

- Grade II Listed
- Georgian Freehold
- Canonbury Conservation Area
- Three Bedrooms
- 47' South-Facing Garden



Entered via the ground floor, the home immediately impresses with two well-proportioned reception rooms, bathed in natural light and enjoying attractive views over the garden. A rear half-landing provides a useful shower room and direct access to the garden, creating an easy indoor-outdoor flow. The lower ground floor is thoughtfully configured with a separate kitchen and a generous dining room, complete with an original bread oven—a charming nod to the property’s heritage. This level also benefits from access to both front and rear patios, as well as useful vault storage. The first floor is dedicated to the principal bedroom suite, complemented by a spacious four-piece family bathroom featuring a classic roll-top freestanding bathtub. The top floor comprises two further double bedrooms, both fitted with built-in wardrobes. Canonbury Road is characterised by its handsome Georgian architecture, tree-lined setting and strong sense of community. The area blends historic charm with a vibrant local lifestyle. Nearby, the green open spaces of Highbury Fields provide a perfect retreat relaxation, while the boutiques, cafés and restaurants of Upper Street are just a short distance away, offering an excellent selection of dining, shopping and entertainment options. Popular neighbourhood spots include independent coffee shops, gastropubs and artisan delis, contributing to Canonbury’s village-like atmosphere. The property is exceptionally well connected. Canonbury Station offers swift access via the London Overground, while nearby Highbury & Islington Station provides Victoria Line Underground services alongside Overground and National Rail connections. Numerous bus routes along Essex Road and Upper Street ensure easy travel into the City, West End and beyond.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: F



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CANONBURY ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR (EXCLUDING REDUCED HEADROOM)
 425 SQ FT / 39.5 SQ M

RAISED GROUND FLOOR = 502 SQ FT / 46.6 SQ M


FIRST FLOOR = 438 SQ FT / 40.7 SQ M

SECOND FLOOR = 439 SQ FT / 40.8 SQ M

VAULT / REDUCED HEADROOM = 122 SQ FT / 11.3 SQ M

TOTAL = 1926 SQ FT / 178.9 SQ M



 = Reduced headroom below 1.5m / 5'0"



THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1292607)