



AN UPPER STOREY DUPLEX TWO BEDROOM APARTMENT IN THE HEART OF CANONBURY

CANONBURY PARK NORTH
LONDON, N1 2JU

Guide Price £775,000 - Share of Freehold



reception room • kitchen • shower room •
communal garden • 2 double bedrooms •
Communal garden • Sash windows • Skylights •
Duplex • eat-in kitchen

Location

Located on this wide tree-lined street in the heart of the highly regarded Canonbury Conservation Area, this beautiful raised ground floor apartment is well placed for access to Upper Street, with its many boutiques, restaurants, bars and cafes. The local village environment of Canonbury provides amenities close by including two restaurant/bars, a popular cafe, dry cleaners, local corner shop and hairdressers. Transport links are vast including buses on Upper Street and St. Pauls Road, the overland and underground (Victoria Line) at Highbury & Islington and the overland station at Canonbury (suitable for the East London Line into Canary Wharf, The City and connecting stations west). International destinations can be accessed easily by rail one train station away at Kings Cross St Pancras.

Description

This excellently located duplex apartment is well laid out with two double bedroom 'upstairs' and a separate kitchen and reception room on the first floor. The apartment is situated on the first and top floors of this Georgian conversion and therefore enjoys excellent natural light, particularly as it features two skylights. The reception room features two south facing sash windows, flooding the space with natural light. A gorgeous fireplace is another lovely period feature of this room. The master bedroom benefits from built in wardrobes and both bedrooms have additional storage in the eaves. The property also benefits from use of a communal garden to the rear.

This property makes a gorgeous home or investment.

Viewing

Strictly by appointment with Savills.

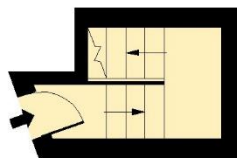




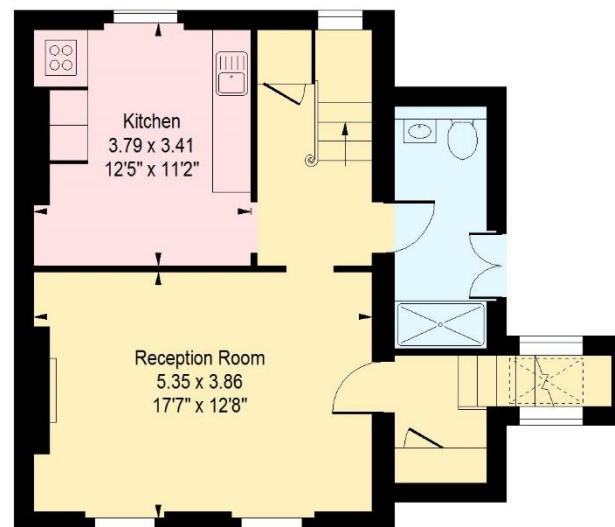
Canonbury Park North, N1

Approximate Gross Internal Area = 1035 sq ft / 96.15 sqm
(Including Eaves Storage & Restricted Head Height)

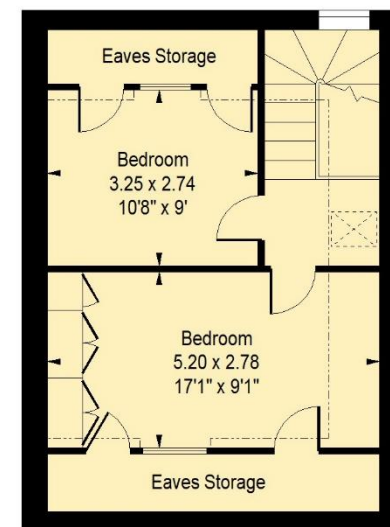
Approximate Gross Internal Area = 867 sq ft / 80.54 sqm
(Excluding Eaves Storage & Restricted Head Height)



**Raised
Ground Floor
Entrance**



First Floor



Second Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC