



FABULOUS FAMILY HOME IN THE HEART OF THE CANONBURY CONSERVATION AREA

CANONBURY PARK SOUTH
LONDON, N1 2JL

Guide Price £3,400,000 - Freehold



double reception room • kitchen/dining room/lounge • 4 double bedrooms • bathroom • en suite shower room • further bathroom • rear garden • off street parking

Location

Canonbury Park South is an attractive no-through road running from Canonbury Place to Canonbury Park North at the junction with St. Paul's Road. The nearest Underground station can be found at Highbury & Islington (Victoria, Overground and Mainline services - 0.6 miles). Canonbury station (Overground - 0.2 miles) is also easily accessible. Islington's Upper Street with its fashionable shops, bars and restaurants is a short distance away (0.8 miles) and provides excellent bus connections to the City, the West End and beyond. Please note that all distances are approximate.

Description

A stunning Grade II listed semi-detached house with off-street car parking and a wonderful landscaped garden on one of Canonbury's most sought after streets. Arranged over four floors, the property is beautifully presented throughout and finished in a modern contemporary style while retaining much of its period charm and character. There is a wonderfully bright and airy double reception room on the raised ground floor, with polished oak flooring, extensive built-in storage, attractive ceiling cornicing and pretty views over the front and rear gardens. The bespoke kitchen is on the lower ground floor and features a large American maple centre island, Miele appliances and a separate dining area. There is also a further less formal reception area to the front which could be used as a larger dining room if needed, a guest WC and fully tanked wine cellar. There are four generous double bedrooms and two bathrooms on the upper floors, all with ample built-in storage and including a wonderful master bedroom at the front of the house in the first floor with a smart contemporary en-suite shower room.

To the rear of the house is an extremely attractive I-shaped garden incorporating a lower patio area with steps up to a large lawned area. There is also separate gated side access, useful for garden maintenance and off-street parking for one car to the front with charging pod.

Viewing

Strictly by appointment with Savills.





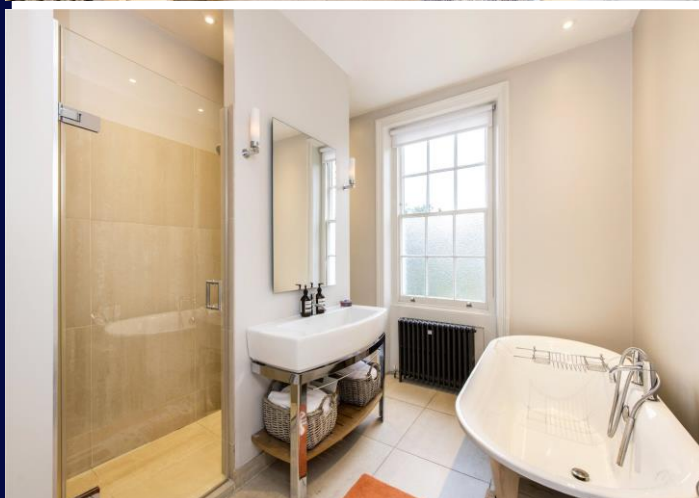
Canonbury Park South, N1

Approximate Gross Internal Area = 221.2 sq m / 2381 sq ft

(Excluding Reduced Headroom / Voids)

Reduced Headroom = 19 sq m / 204 sq ft

Total = 240.2 sq m / 2585 sq ft



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. (ID508273)



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