



Imposing and substantial Victorian house in the heart of Canonbury with  
garage and off street parking  
**Canonbury Place, London, N1**

£3,250,000 Freehold





Substantial and imposing Victorian house within Canonbury •  
Five bedrooms • Two bathrooms plus separate cloakroom •  
Two reception rooms • Eat in kitchen • Separate dining room •  
Garage • Two off street parking spaces • West facing rear  
garden • Offered chain free • Wonderful amenities on your  
doorstep • Excellent transport links close by • Highbury Fields  
short walk away

#### Local Information

Canonbury Place is within the Canonbury Conservation area and is perfectly placed for easy access to all the amenities on Upper Street. Transport links are amazing with Highbury & Islington tube a short walk away which gives access to the Victoria line and overground to the East and West of London plus the City. There are numerous bus routes on Upper Street again giving access to the West End and City. Highbury Fields is a short walk away.

#### About this property

This imposing Victorian family house is set within the heart of Canonbury. The upper two floors offer five substantial bedrooms and two bathrooms, one en suite. The two reception rooms on the raised ground floor could be made into one very extensive room. There is also a guest cloakroom on this floor. The kitchen and dining rooms are also separate but again could be made into one large space. There is a utility room on this floor. Ceilings heights throughout the house are extraordinarily high and as such give a wonderful airy feel to the spaces. There is a garage to the side plus two further off street parking spaces. The west facing garden can be accessed from the raised and lower ground floors plus through the garage which is particularly useful.

The house is in need of some modernisation but will make a truly stunning family house when done. It is also offered chain free.

#### Tenure

Freehold

#### Local Authority

Islington

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.  
Telephone: +44 (0) 207 226 1313.








Canonbury Place, London, N1  
Gross Internal Area 2681 sq ft, 249.1 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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