



# A rare opportunity to acquire this significant freehold

**Canonbury Lane, London, N1**

Offers in excess of £4,500,000 Freehold









4 Bedrooms • 2 Reception rooms • 3 Bathrooms • L-shaped Kitchen • Garden • Balcony overlooking the London skyline • Significant freehold • Residential and commercial use • Vacant possession • Fabulous terrace • Central location

#### Local Information

Canonbury Lane is located at the North end of Upper Street and runs between Upper Street and Canonbury Sq. It is conveniently placed for access to all the amenities in central Islington including the many restaurants, shops, theatres and cinemas. The transport connections are second to none with bus routes into both the City and the West End, Victoria Line underground, London Overground, National and International rail links. Highbury Fields, with 33 acres of park, swimming pool, gym and tennis courts, is a very short walk away.

#### About this property

An amazing opportunity to own this large freehold in a prime position in Canonbury.

15/17 Canonbury Lane comprises a pair of early Victorian buildings, situated at the end of a parade of residential and commercial premises. The accommodation is arranged over six floors, with the ground and lower floors being Commercial use (Class E) and the upper four floors as spacious interconnecting residential space.

The commercial parts have been the Headquarters of the internationally renowned furniture company Coexistence for a number of years. This is a large double shop front with a similar area across the basement of both buildings.

The residential space is entered via a private entrance off Tyndale Terrace, into a large hallway. Due to the fact that the property is the end of a terrace some of the principle rooms have fabulous light as there are windows on three aspects with views across the gardens of Compton Terrace, up to the spire of Union Chapel.

Over the first floor is a large and impressive 26ft reception room with high ceilings and windows on three sides. Also over this level is an open plan kitchen and dining room with stairs leading down to a pretty courtyard garden.

The second and third floors consist of a large master bedroom, again with windows on three sides offering fabulous views, and three further large double bedrooms and three bathrooms, one of which is ensuite.





Of note is the voluminous extension over the fourth floor that runs across both properties. This huge room has a south facing balcony, offering some of the best views of London that Islington has to offer.

The property also offers someone the chance to redevelop the space, whether into two separate properties or as flats, subject to the usual consents required.

This is a significant and important residential and commercial property in prime Islington that is being offered with vacant possession.

**Tenure**  
Freehold

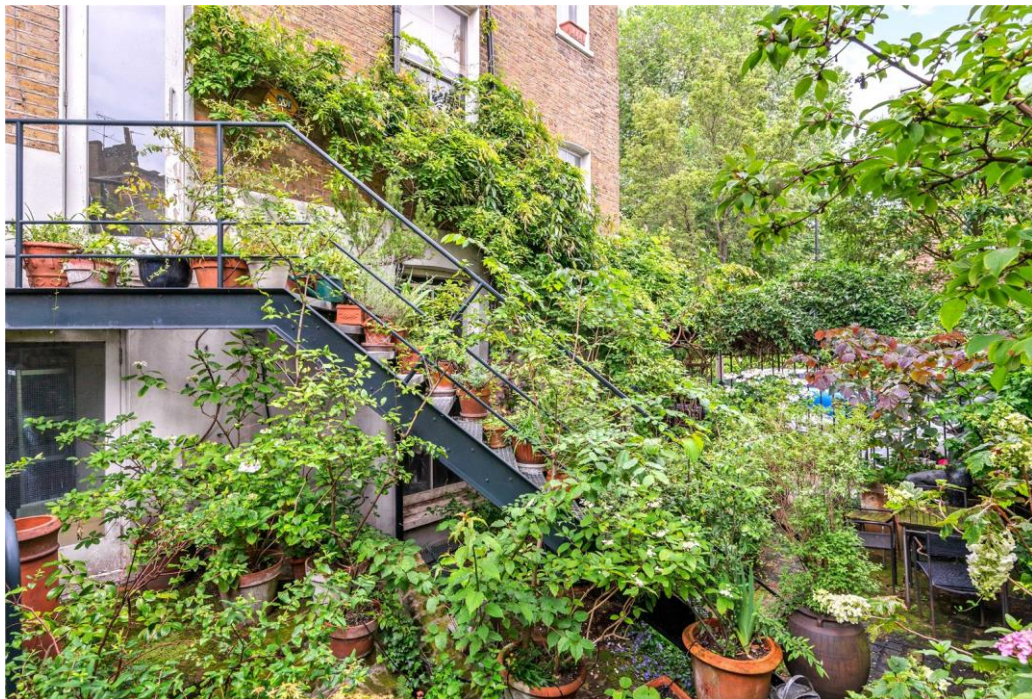
**Local Authority**  
Islington

**Energy Performance**  
EPC Rating = C

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







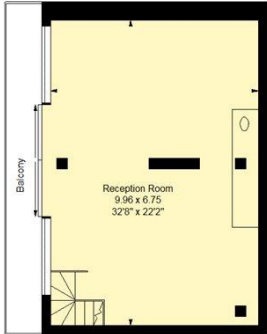


Canonbury Lane, London, N1  
Gross Internal Area 5559 sq ft, 516.4 m<sup>2</sup>

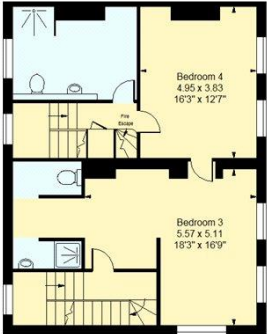
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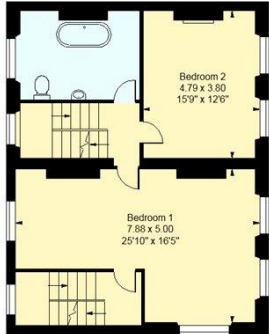
Canonbury Lane, N1  
Approximate Gross Internal Area = 5559 sq ft / 516.43 sqm  
(Including Vaults)



Fourth Floor



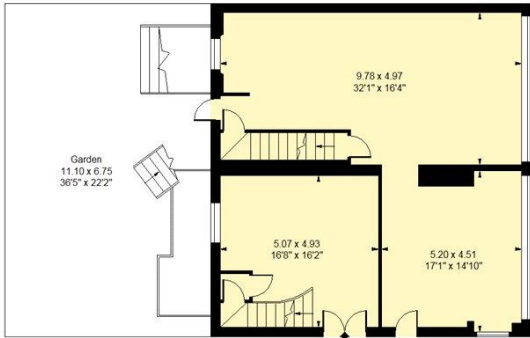
Third Floor



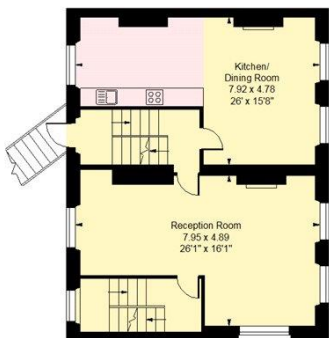
Second Floor



Basement



Ground Floor



First Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	79
EU Directive 2002/91/EC		

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