



CANONBURY PARK NORTH, ISLINGTON, LONDON, N1
£3,100,000 FREEHOLD

A TRULY OUTSTANDING FOUR BEDROOM SEMI-DETACHED VICTORIAN HOUSE

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DESCRIPTION:

This absolutely stunning semi-detached Victorian house has undergone a fully comprehensive refurbishment to create an exceptional residence on one of Islington's finest addresses. Having been sympathetically restored and enhanced using the finest materials, the property offers attractive accommodation over four floors.

The raised ground provides a truly wonderful entertaining space with parquet floors, reclaimed marble fireplaces and new double glazed sash windows complementing the light filled double reception.

An exquisite Tom Howley kitchen is located on the lower floor with solid marble worktops and oversized island creating a functional yet beautiful heart to the house and from here a fully landscaped, low maintenance rear garden is found through Crittal doors. The utility room and storage cupboard is tucked away off the kitchen as is a handy wc from the hallway.

A generous master suite spans across the entire first floor with original wooden floors across the entire space and double pocket doors separating the dressing room should a fourth bedroom be required. The ensuite bathroom has been furnished with Victoria and Albert fittings alongside impressive solid slab marble walls whilst a further shower room has been finished with dark slate floor to ceiling tiling.

Two further double bedrooms are located on the top floor alongside access to the private roof terrace.

The property has been beautifully designed throughout and finished to an immaculate standard whilst also being located in a hugely desirable spot in prime Canonbury. Upper Street is just moments away and provides a variety of high street shops and restaurants whilst a selection of wonderful gastropubs and wine bars are tucked away amongst the peaceful neighbouring roads. Transport links are some of the best around with Highbury and Islington station providing overground and underground services on the Victoria line whilst Angel services the Northern line. Canonbury overground station provides easy access to Shoreditch and Hoxton whilst a service to Moorgate is facilitated from Essex road station. An array of excellent bus routes create effortless links across London and international services are located at St Pancras

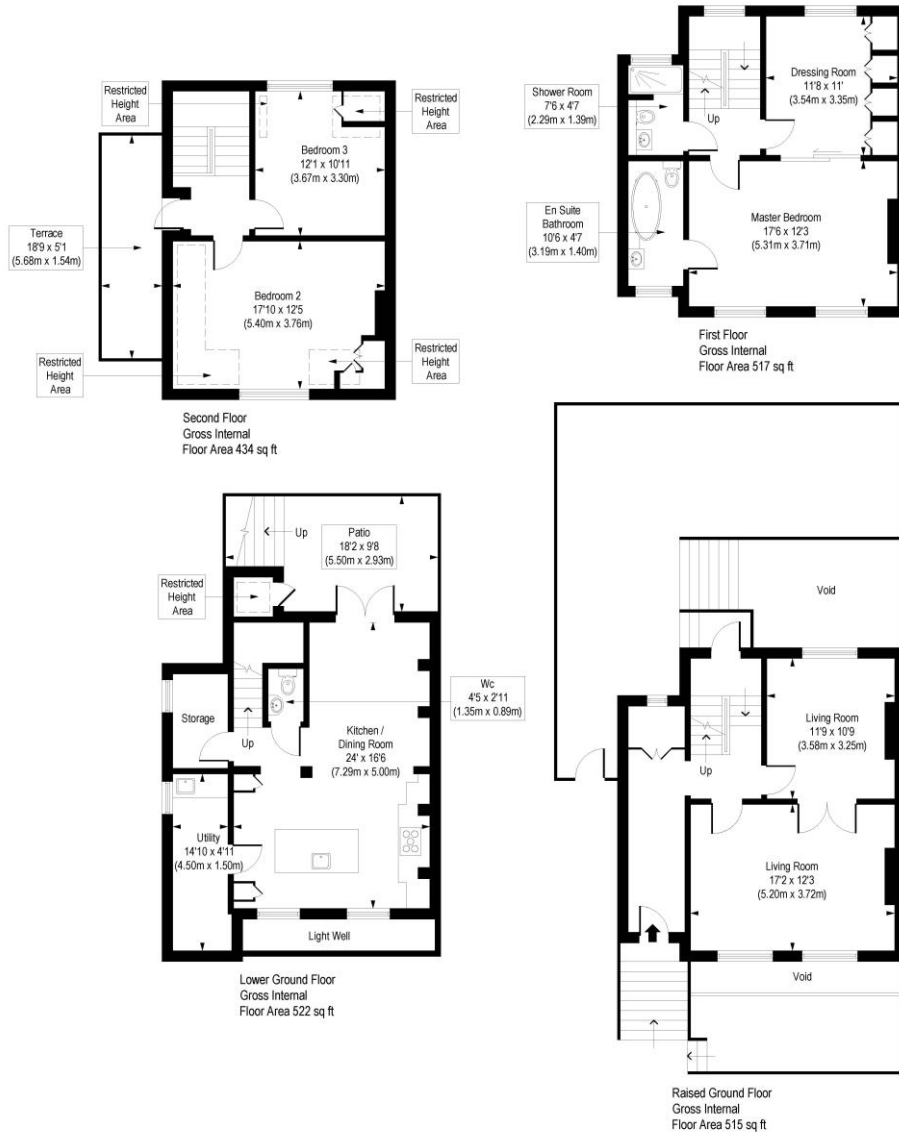
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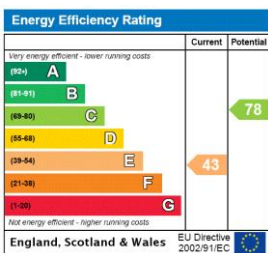
Canonbury Park North, N1

Approx. Gross Internal Floor Area 1988 sq. ft / 184.66 sq. m (Including Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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