



ST. MARYS GROVE, ISLINGTON, LONDON, N1  
**£1,300,000 FREEHOLD**

## A WONDERFUL THREE BEDROOM HOUSE WITH PRIVATE GARAGE.

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## DESCRIPTION:

This charming three-bedroom house is set in the heart of Canonbury and benefits from separate private garage.

The property offers well-proportioned and light filled accommodation over two floors and comprises of; generous double reception room and sizable kitchen on the ground floor, both of which provide access to a mature and well planted private rear garden to the rear. Two double bedrooms and a single bedroom occupy the upper floor alongside a family sized bathroom. Whilst the property is offered in good condition, it does present a perfect opportunity for a purchaser to add their own stamp and potentially extend subject to planning consent.

St Marys Grove is a pretty road which is known for its neighbourly feel and is located in the picturesque Canonbury Conservation Area. The house is perfectly situated within easy reach of Upper Street and its extensive collection of restaurants, bars and boutique shops. The nearest transport links can be found at Highbury & Islington station (Victoria, London Overground lines and National Rail) with fantastic connections to the West End, City and Canary Wharf whilst Angel station (Northern Line) can also be easily reached for access to the City. A variety of bus routes can be found close by and international transport is easily facilitated from St Pancras.

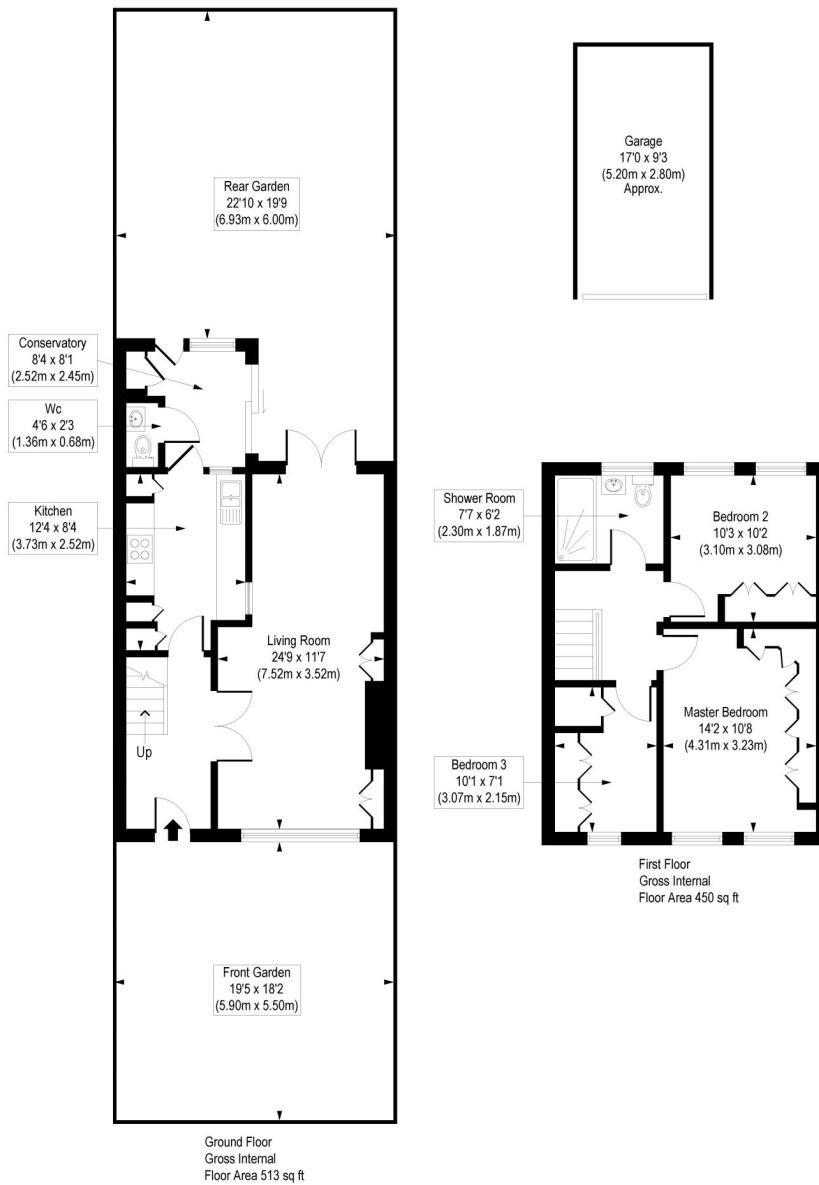
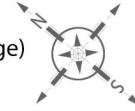
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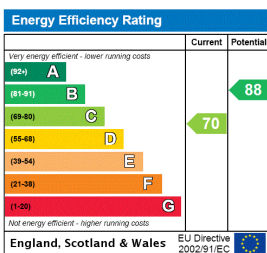
# St Mary's Grove, N1

Approx. Gross Internal Floor Area 963 sq. ft / 89.51 sq. m (Excluding Garage)



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.

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