

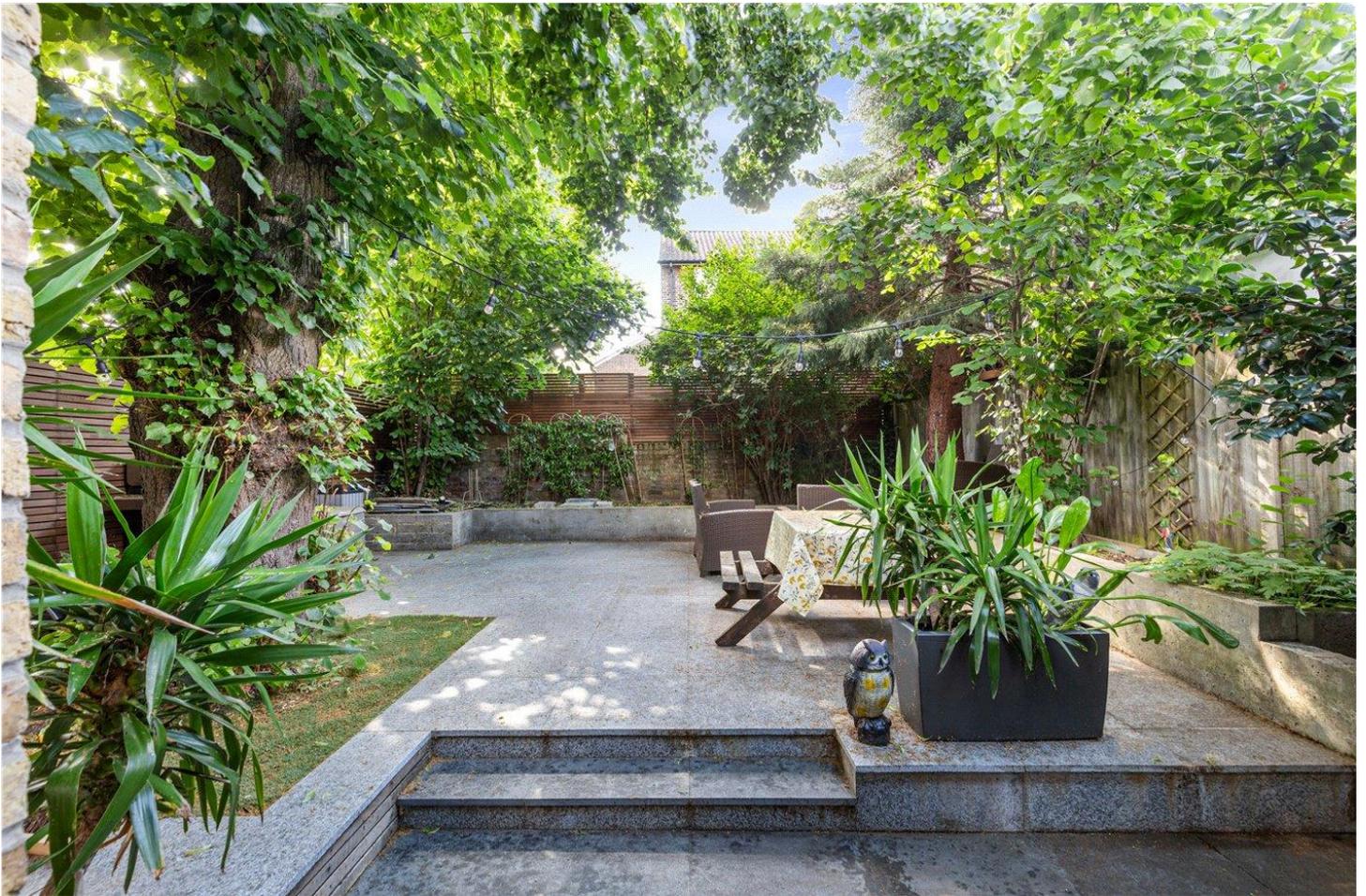


CANONBURY PARK NORTH, LONDON, N1
OFFERS OVER £3,000,000 FREEHOLD

BEAUTIFULLY RENOVATED 4 BEDROOM FREEHOLD HOUSE WITH ACCESS TO A PRIVATE SOUTH FACING GARDEN

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DESCRIPTION:

This beautifully remodelled and upgraded four-bedroom family home, set on a picturesque tree-lined street in Canonbury is offered chain-free and ready to move in. The ground floor showcases an expansive semi-open-plan living area and kitchen diner, flowing seamlessly to a south-facing private garden. A convenient utility room/larder adds extra storage and functionality. The lower ground floor is designed for entertaining, featuring a second living space with abundance of natural light from a private courtyard, alongside a fourth double bedroom and a tastefully decorated family bathroom. A hidden bar area completes the space, creating the perfect setting for entertaining. The first floor includes two spacious double bedrooms, each with its own en-suite bathroom. The top floor loft conversion offers a generous third double bedroom with an additional en-suite.

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.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

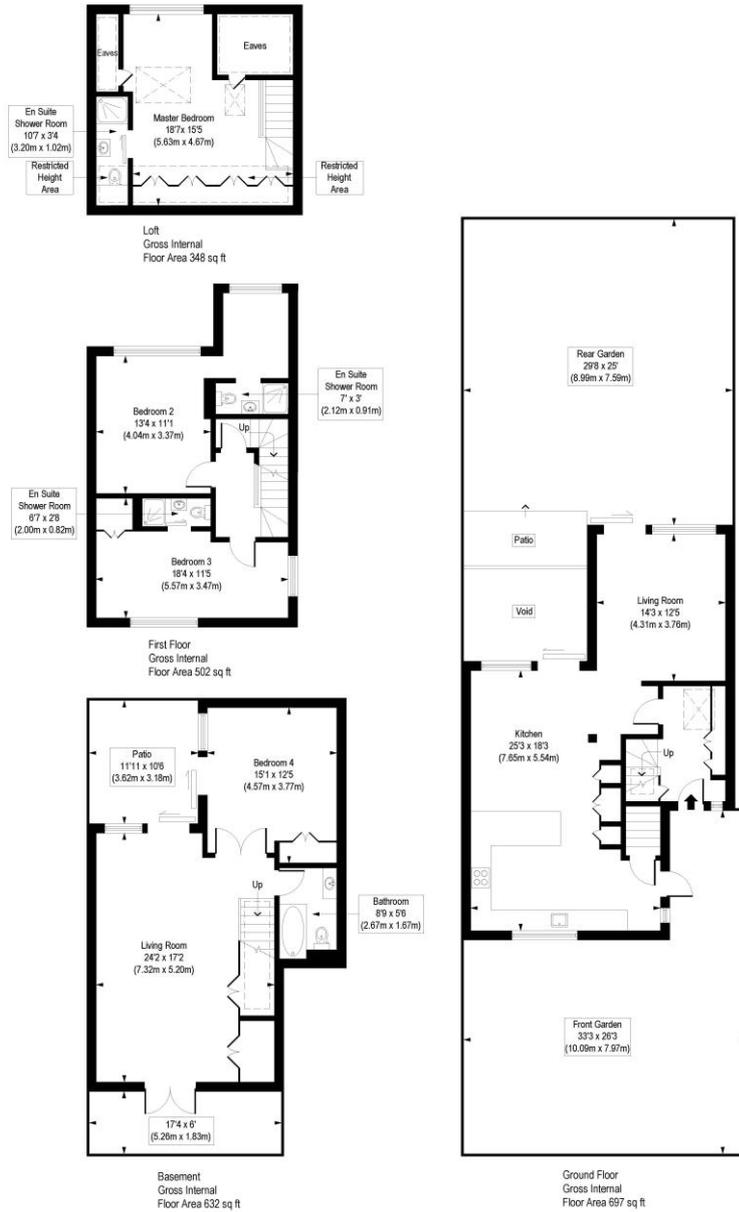
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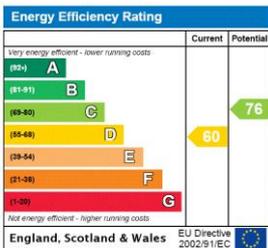
Canonbury Park North, N1

Approx. Gross Internal Floor Area 2179 sq. ft / 202.46 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 2037 sq. ft / 189.23 sq. m (Excluding Restricted Height Area & Eaves)



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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