



CANONBURY ROAD, LONDON, N1  
**£390,000 LEASEHOLD**

**A BRIGHT SOUTH FACING ONE BEDROOM  
FLAT IN A PERIOD CONVERSION ONLY 430  
FT. FROM ESSEX ROAD STATION**

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## DESCRIPTION:

Located on the first floor is this chic one-bedroom flat in an attractive period building offered chain-free. The property comprises of a master bedroom with views to the rear, bathroom with shower unit, south facing open plan kitchen/ reception room which offers a social entertaining space and boasts two large sash windows allowing for plenty of natural light and has oak flooring throughout.

Canonbury Road is only a short walk from the shops and restaurants on Upper Street, which offer a wealth of retail, culinary and design amenities, including Ottolenghi, Gail's, Le Creuset, Space NK and twentytwentyone, as well as a host of national and independent retailers and restaurants. For local fare The Baring and Trullo are both within walking distance, as are some excellent pubs in the area, notably The Myddleton Arms and The Canonbury Tavern.

Just opposite the apartment is Canonbury Gardens, where a path along the new River, a tranquil man-made waterway with mature trees, begins. Nearby, Highbury Fields has large areas of open green space, as well as tennis courts, a playground and a swimming pool.

There are excellent transport links in the area. Highbury & Islington provides quick access to the West End via the Victoria Line, Essex Road station is two stops from the City at Moorgate, and Canonbury Overground offers direct services to Canada Water and Hackney.

\*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.\*

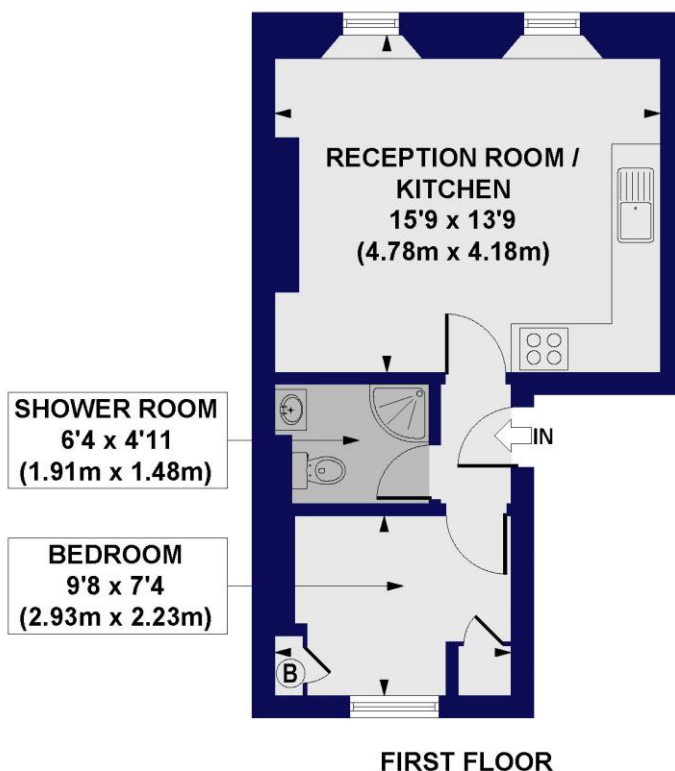
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**Canonbury Road, N1**  
**Approx. Gross Internal Floor Area 342 sq. ft / 31.73 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH240177>

**Tenure:** Leasehold

**Term:** 107 year and 7 months

**Service Charge:** £995.4 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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