



CANNING ROAD, LONDON, N5
£1,450,000 FREEHOLD

A STUNNING, FOUR DOUBLE BEDROOM, TWO BATHROOM FAMILY HOME PRESENTED IN EXCELLENT CONDITION IN N5.

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DESCRIPTION:

A sensational, four double bedroom, two bathroom family home position on a quiet, tree lined street in Highbury, N5. Standing at 1,662 sqft, the property offers wonderfully bright rooms throughout while being extended in multiple ways. Accommodation comprises of a spacious double reception room with a few steps taking you down into a recently renovated kitchen, with cleverly built cupboards and worktops, while the extension allows ample space for dining. Large French doors open out into a low maintenance, west facing private garden. The first floor consists of the modern family bathroom, three good sized, double bedrooms, the master spanning the full width of the house and benefits from floor to ceiling, built in wardrobes and a useful en-suite. The second-floor rear extension is a welcomed addition and creates a well-proportioned fourth double bedroom. A larger than average cellar for handy storage completes the property.

Canning Road is located moments away Highbury Barn which offers a selection of highly renowned local amenities including Godfreys butchers, La Fromagerie, Da Mario's Deli, Bourne's Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield. The property is also a short walk away from the open spaces of Highbury Fields and Clissold Park along with easy access to the popular and burgeoning Stoke Newington Church Street, which also provides a variety great boutiques, restaurants and cafes. Several outstanding Primary Schools are in close proximity too.

Transport links are well serviced by a selection of good bus routes as well as Arsenal underground station within close proximity (Piccadilly line) along with Finsbury Park underground station (Victoria and over ground services) and Highbury & Islington (East London and Victoria lines) also both nearby.

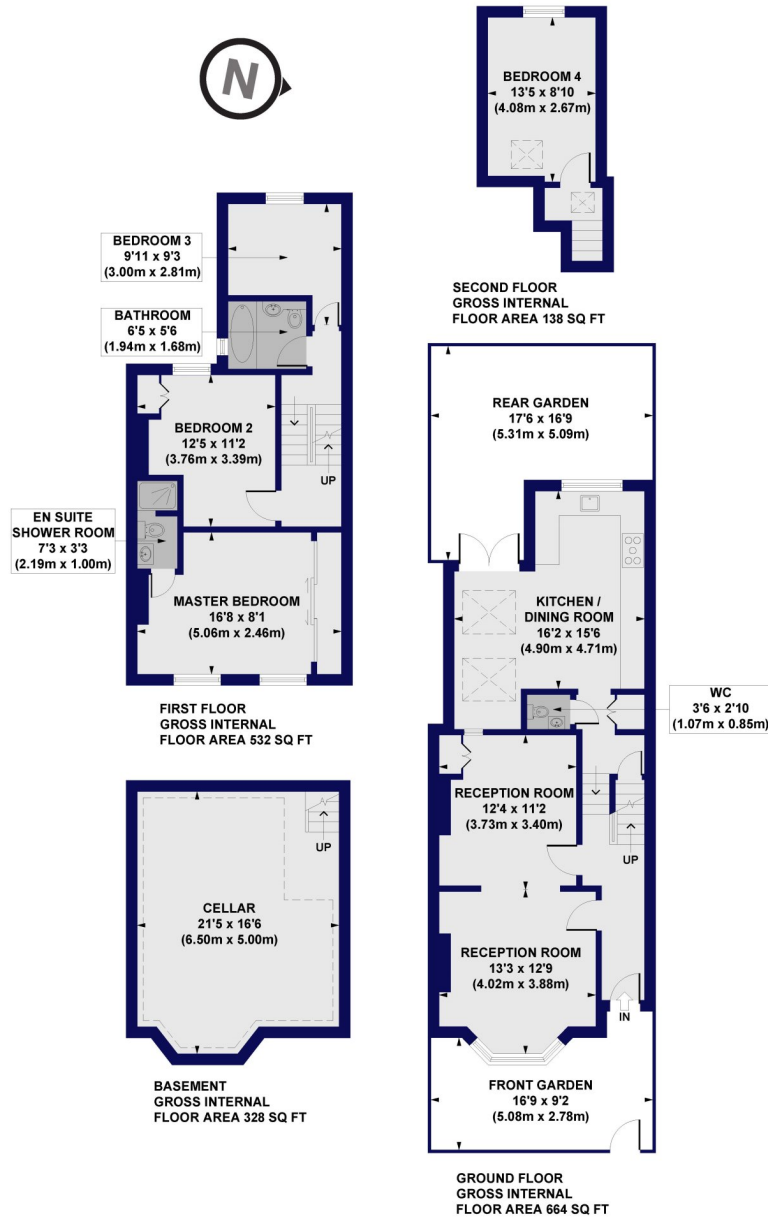
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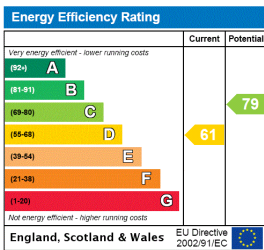
Approx. Gross Internal Floor Area 1662 sq. ft / 154.46 sq. m (Including Restricted Height Cellar)



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.



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