

Hamptons

INTERNATIONAL



Compton Avenue, London, N1

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OFFERS IN EXCESS OF

£2,000,000

(£2,000,000)

Property details



Key features

- **Stunning modern property**
- **Moments from Highbury and Islingt**
- **Large reception room**
- **Kitchen/dining room**
- **Garden**
- **Principal bedroom with terrace**
- **Two large double bedrooms**
- **3 Bathrooms**
- **Home office**

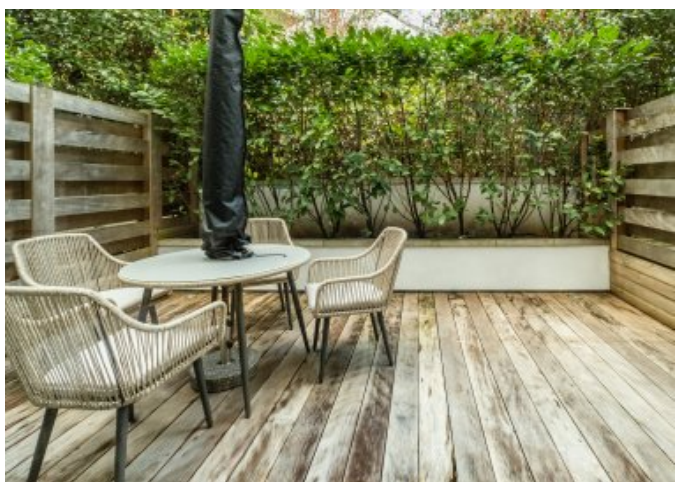
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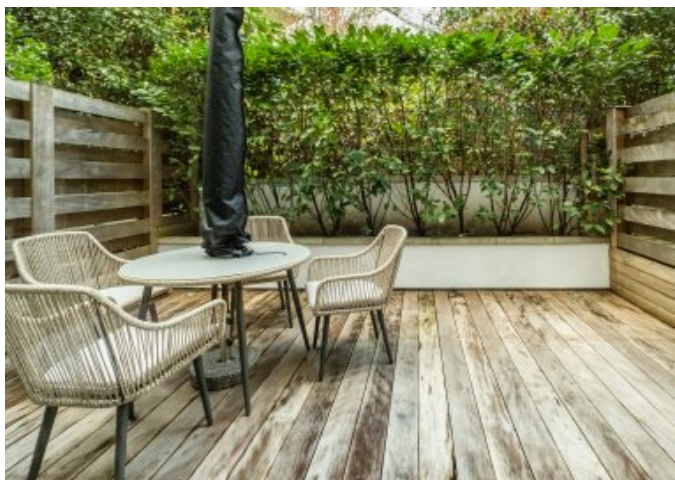
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Description

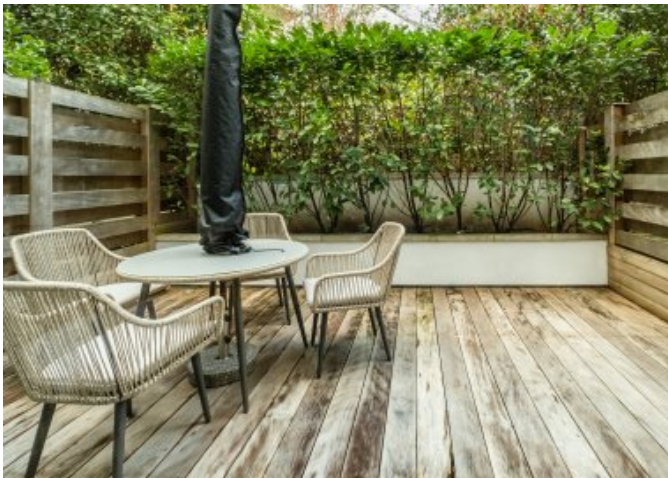
A striking three-bedroom freehold townhouse in the heart of Canonbury, arranged over four floors with modern interiors, roof terrace, concierge service, and secure bike storage. Built in 2016, this contemporary freehold townhouse on Compton Avenue offers a rare opportunity to acquire a modern home in one of Canonbury's most sought-after locations. Set over four thoughtfully designed floors, the property combines generous proportions with a refined finish and exceptional natural light throughout. On entry, a bright reception room with floor-to-ceiling windows provides an immediate sense of openness and light, with a clear view through to the green outlook at the rear. This level also includes a well-proportioned study, ideal for home working or use as a quiet reading space. The lower ground floor is designed for modern living and entertaining, featuring a spacious open-plan kitchen and dining area with doors opening directly onto a private patio. Underfloor heating runs throughout, while integrated speakers enhance the atmosphere for relaxed dining or social gatherings. The first floor provides two double bedrooms, one with en-suite, with fitted storage and a stylish family bathroom. The principal suite occupies the top floor, offering ample wardrobe space, a sleek en suite shower room, and direct access to a private roof terrace with open views towards the Union Chapel, creating a peaceful setting for morning coffee or evening relaxation. Residents also benefit from a concierge service and a secure bike store, adding convenience and security to this exceptional home. With its prime Canonbury location, striking modern design, and superb specification, this townhouse is perfectly placed for Highbury & Islington Station, Upper Street's vibrant selection of shops, cafés and restaurants, and nearby green spaces. Situation Compton Avenue is located off Canonbury Lane and runs parallel to Upper Street which is 150 metres away. Despite its central location Compton Avenue is pleasantly secluded. The position is enviable for access to amenities including Highbury and Islington Underground which is within 0.2 miles. Property Ref Number: HAM-61287



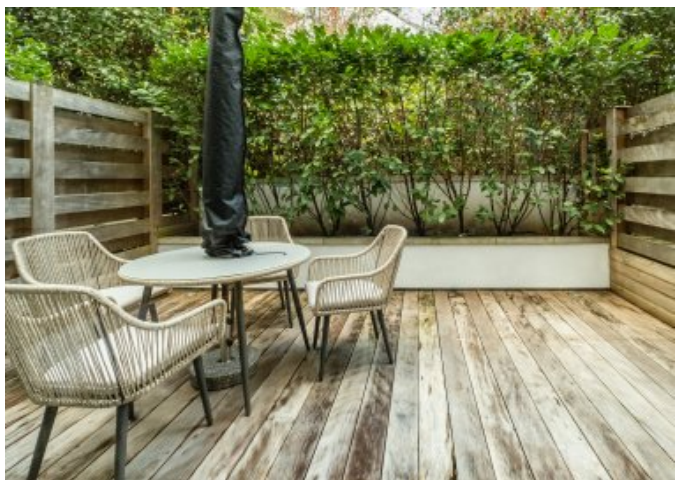
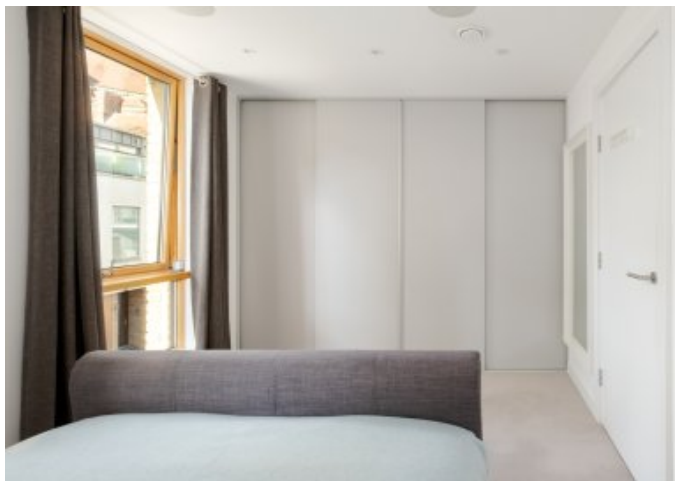








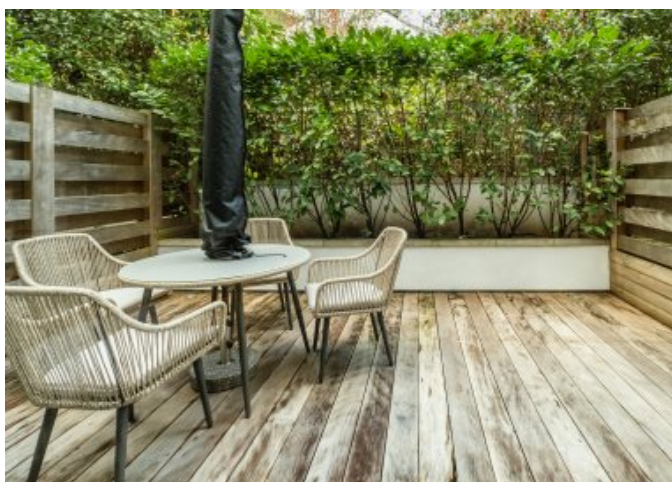










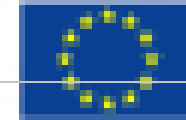


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		92
81-91 B	86	
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		

Floor plan **igland & Wales**

EU Directive
2002/91/EC



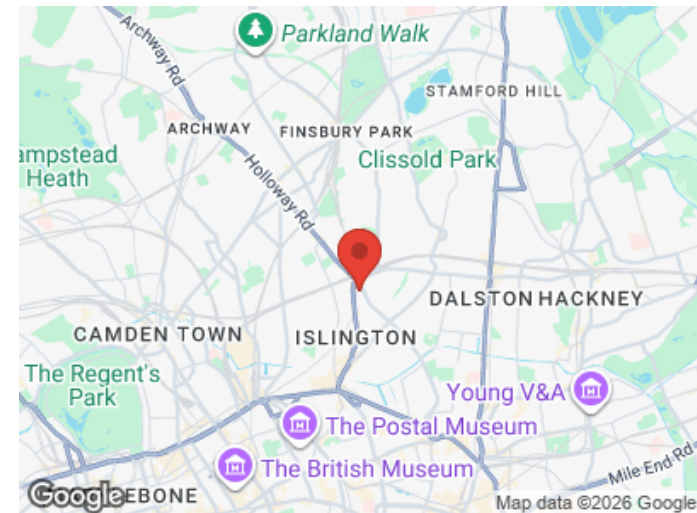
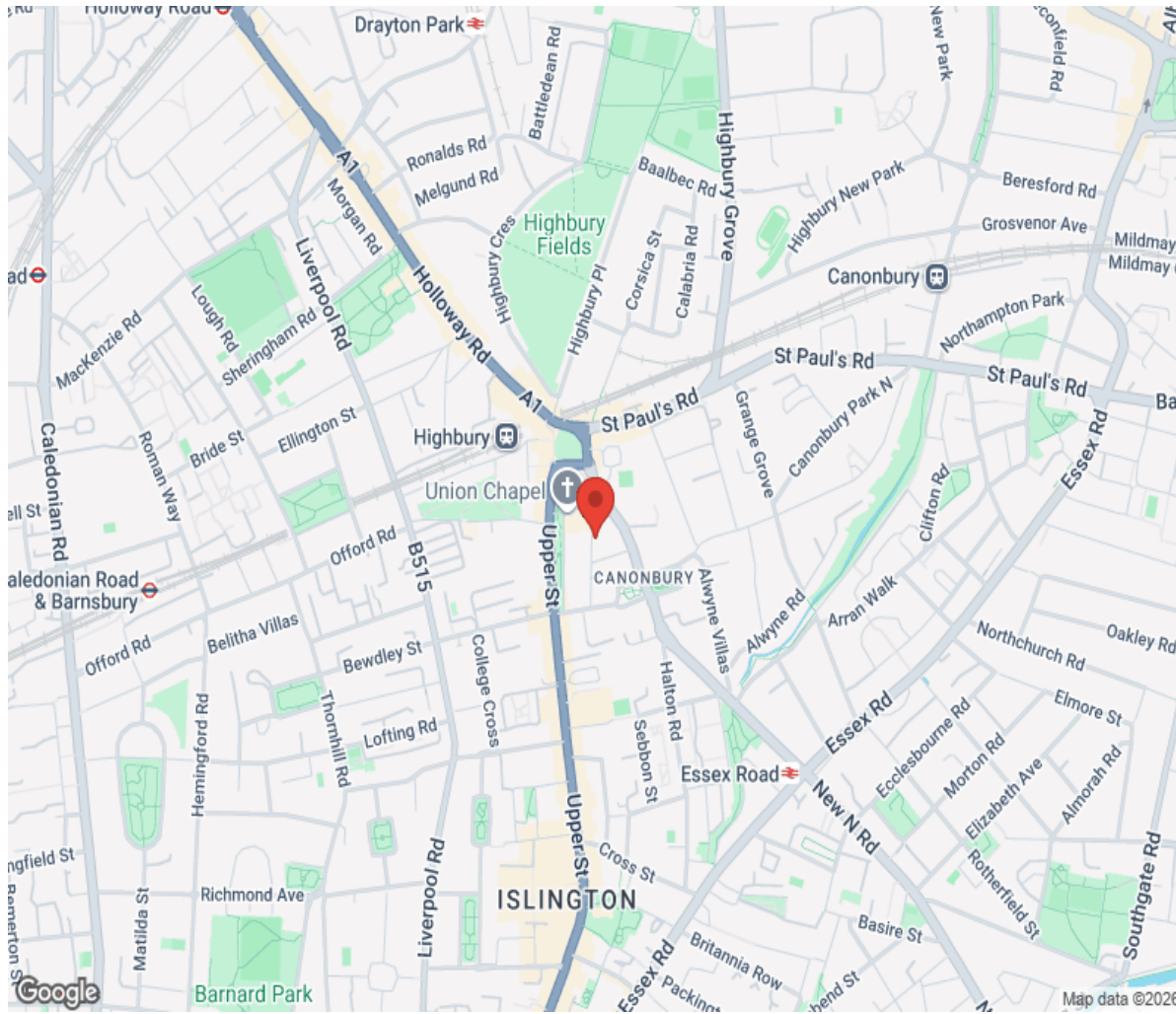
COMPTON AVENUE

Approximate Gross Internal Area (excluding Lightwell)
Lower Ground floor = 550 sq. ft. (51.1 sq. m.)
Ground floor = 506 sq. ft. (47.0 sq. m.)
First floor = 508 sq. ft. (47.2 sq. m.)
Second floor = 301 sq. ft. (28.0 sq. m.)
Total = 1865 sq. ft. (173.3 sq. m.)



Drawn for illustration and identification purposes only

Location



Hamptons

INTERNATIONAL

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