

Hamptons

INTERNATIONAL



Canonbury Lane, London, N1

5  3  2 

GUIDE PRICE

£3,500,000

(£3,500,000)

Property details



Key features

- Located in the heart of Canonbury
- 5 Bedrooms & 3 Bathrooms
- Charming period features
- Roof terrace with elevated views ac

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Description

Stunning five-bedroom freehold home in the heart of Canonbury, featuring an exceptional roof terrace with sweeping, far reaching views of the London skyline. An exceptional opportunity to acquire this elegant five-bedroom Victorian freehold home, ideally positioned in the heart of Canonbury. Set back from the road behind a charming front garden, the house offers a wonderful sense of privacy and arrival. Upon entering, you are welcomed by an unusually wide and impressive entrance hall, complete with a guest cloakroom. To the rear, a beautifully proportioned reception room enjoys excellent natural light and showcases an abundance of period character. The lower ground floor provides superb versatility, featuring a generous bedroom with en suite shower room, ideal for guests or staff accommodation. Whilst the stunning kitchen/dining space is perfectly designed for modern living and entertaining, opening directly onto a private rear terrace. The upper floors continue to impress. The first floor hosts two spacious double bedrooms, including a principal suite with a luxurious en suite bathroom. The second floor offers two further well-proportioned bedrooms, one of which also benefits from an en suite, making the layout ideal for family living. Crowning the property is a superb roof terrace with far-reaching views across Islington and the London skyline beyond, an exceptional space for relaxing or entertaining. Further enhancing the property's potential, previous planning permission had been granted to extend the house by an additional storey (now lapsed), offering prospective purchasers the opportunity to explore future development, subject to the necessary consents. Situation Canonbury Lane enjoys a prime location moments from the vibrant amenities of Upper Street, renowned for its eclectic mix of boutique shops, cafés, bars, and restaurants. Excellent transport connections are available nearby at Highbury Corner, offering access to the Victoria Line, Overground services running east and west, as well as numerous bus routes, ensuring swift and convenient travel into the City and the West End. Angel and King's Cross stations are also within easy reach, further enhancing connectivity across London and beyond. Property Ref Number: HAM-7056







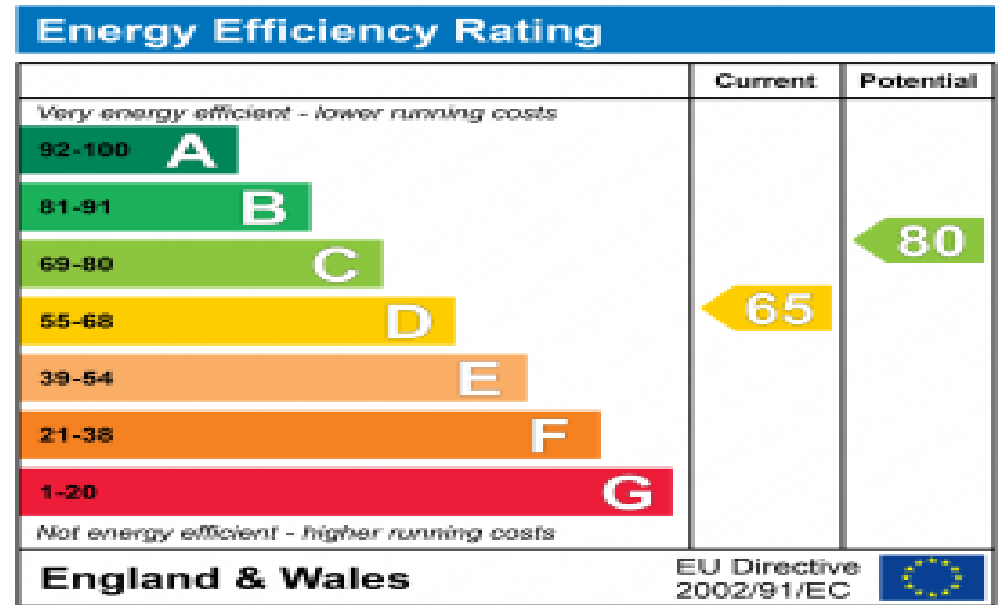








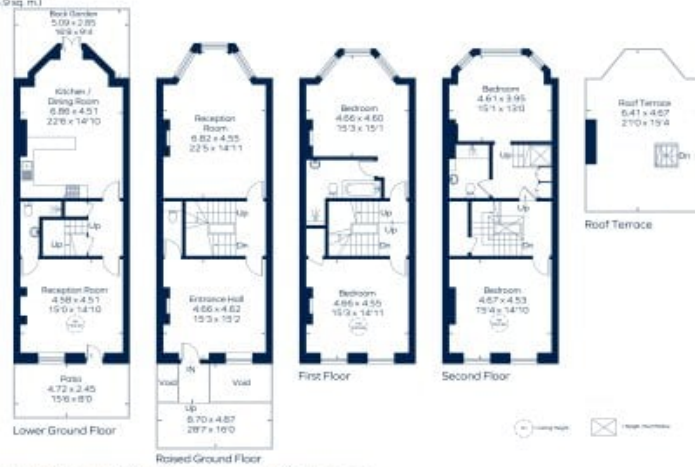




Floor plan

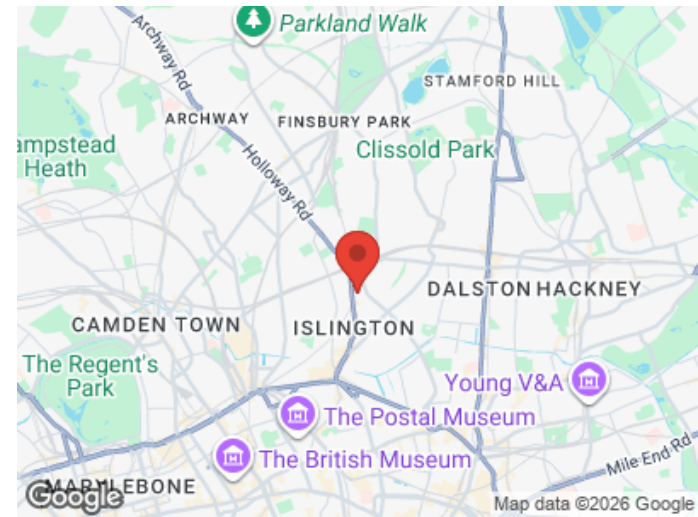
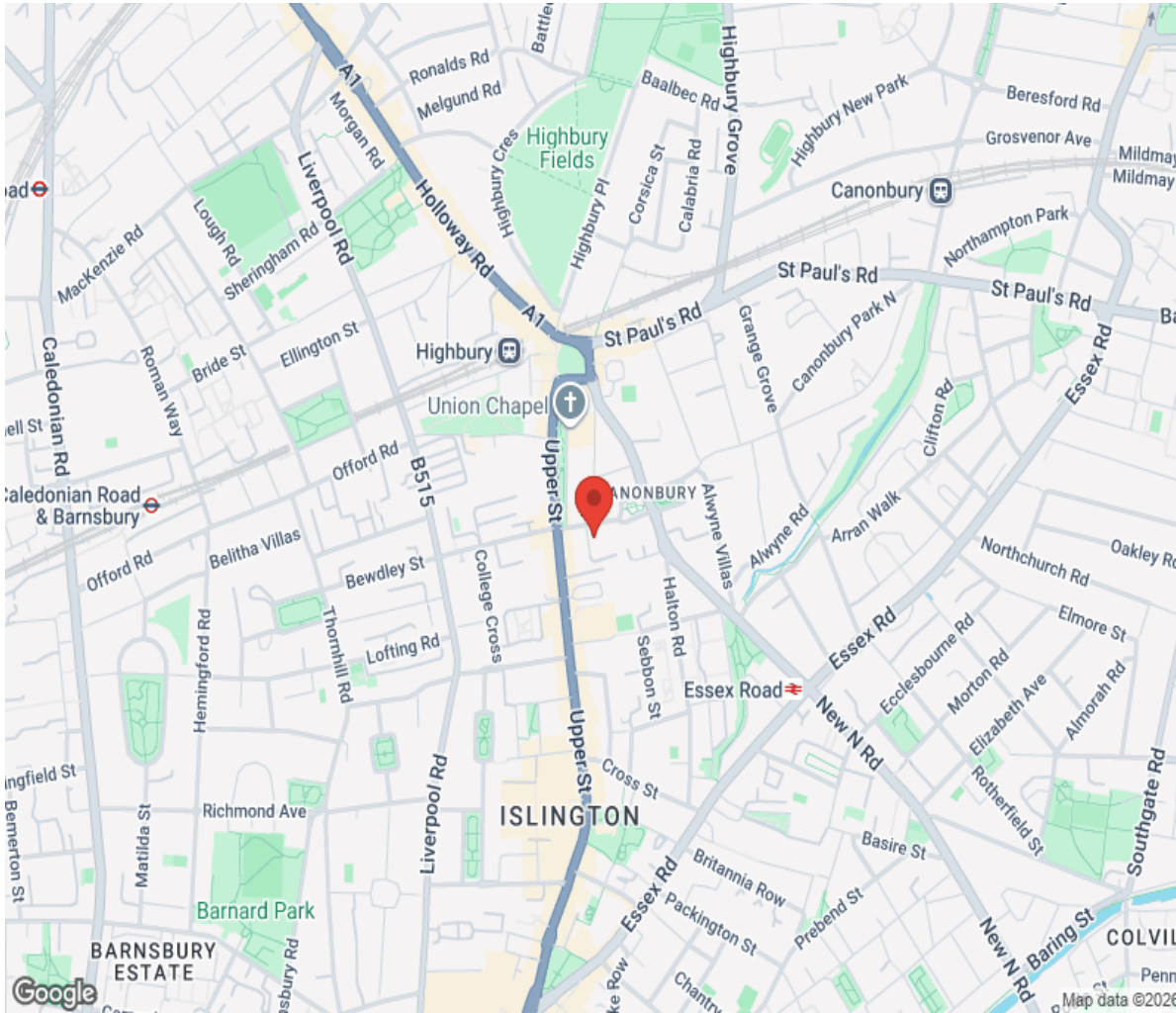
CAVENDISH LANE

Approximate Gross Internal Area
 Lower Ground floor = 651 sq. ft. (60.5 sq. m.)
 Raised Ground floor = 626 sq. ft. (58.0 sq. m.)
 First floor = 652 sq. ft. (60.6 sq. m.)
 Second floor = 656 sq. ft. (61.1 sq. m.)
 Roof Terrace = 11 sq. ft. (1.0 sq. m.)
 Total = 2636 sq. ft. (244.9 sq. m.)



This plan is for layout guidance only. Not drawn to scale or less detail. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, areas and complete layouts before making any decisions reliant upon them.

Location



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