

# Hamptons

INTERNATIONAL



## Canonbury Square, London, N1

4 🏠 2 📄 3 📧

GUIDE PRICE

**£2,500,000**

**(£2,500,000)**

## Property details

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### Key features

- **Accommodation Totaling 2658 sqft**
- **3 Bedroom End of Terrace**
- **Flexible Layout with 5 Reception Rm**
- **Prime Position Overlooking the Squ**
- **Large Garden**

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## Description

Charming end of terrace period home with a large garden and incredible potential in the highly sought after Canonbury Square, N1. Occupying an enviable position overlooking Canonbury Square, this elegant period end-of-terrace house is a rare opportunity to acquire a substantial family home in one of Islington's most sought-after addresses. Extending to 2,658 sq ft, the property retains an abundance of original character and period detailing, while offering exceptionally versatile accommodation arranged over five floors. The ground floor is entered via a welcoming hallway and features a magnificent front reception room with impressive ceiling heights, intricate original plaster cornicing and a striking feature fireplace. This beautifully proportioned room flows through to a second reception room at the rear, creating an excellent arrangement for both formal entertaining and everyday family living. On the lower ground floor, the kitchen is thoughtfully arranged to connect seamlessly with the dining room, creating a sociable heart of the home ideal for entertaining. A door provides access to a front courtyard, while the original coal stores offer valuable additional storage. The first floor is particularly impressive, centred around a magnificent reading room flooded with natural light from a pair of floor-to-ceiling windows overlooking Canonbury Square. A feature fireplace provides an elegant focal point, while the room opens through to a delightful music room enjoying elevated views across the rear garden. A family bathroom completes this floor. The second floor comprises two generous double bedrooms. The principal room on this level benefits from fitted wardrobes flanking an attractive fireplace, while the rear bedroom features its own fireplace together with a vanity unit and sink. The entire third floor is currently arranged as a luxurious principal suite, featuring a spacious double bedroom and an exceptionally large bathroom with both a bath and separate shower. Stairs rise further to a useful loft storage area. To the rear, the mature and beautifully established garden provides a wonderful sense of privacy and seclusion. Carefully planted trees, shrubs and seasonal planting create year-round interest and colour, while a paved terrace offers an ideal setting for al fresco dining and outdoor entertaining. A brick-built workshop/shed and adjoining external store provide excellent practical storage, and a side gate offers convenient pedestrian access onto Canonbury Road. Situation Canonbury Square is one of Islington's most prestigious and picturesque addresses, celebrated for its elegant Georgian architecture, tranquil garden setting and strong sense of community. Despite its peaceful atmosphere, the square is ideally positioned close to the vibrant amenities of Upper Street, offering an excellent selection of shops, cafés, restaurants and bars. Transport links are superb, with Highbury & Islington and Angel stations within easy reach, providing Underground and Overground connections across London. The area also benefits from nearby green spaces, excellent schools and easy access to the City, making it a highly sought-after location for families and professionals alike. Property Ref Number: HAM-65514











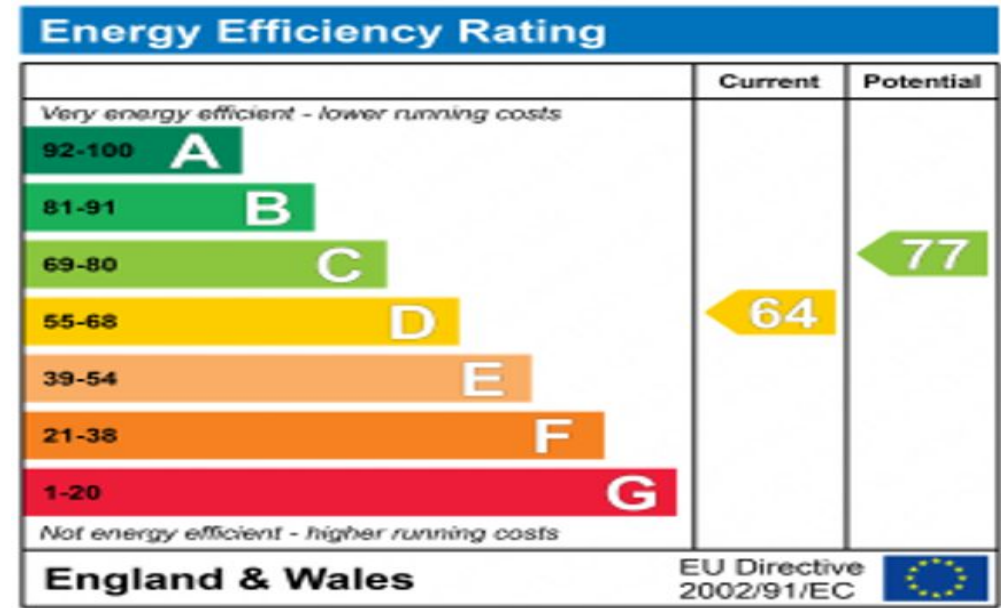












# Floor plan

## SUMMARY SQUARE

Approximate Gross Internal Area  
 Lower Ground floor = 550 sq. ft. (51.1 sq. m.)  
 Ground floor = 447 sq. ft. (41.5 sq. m.)  
 First floor = 503 sq. ft. (46.7 sq. m.)  
 Second floor = 448 sq. ft. (41.6 sq. m.)  
 Third floor = 453 sq. ft. (42.1 sq. m.)  
 Loft = 52 sq. ft. (4.8 sq. m.)  
 Outbuildings = 205 sq. ft. (19.1 sq. m.)  
 Total = 2658 sq. ft. (246.9 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, doors and windows before making any decisions about your plans.

# Location

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