



Canning Road, N5 2JS

£1,650,000 Freehold



Introducing an exceptional turn-key residence in the heart of Highbury. Spanning 1956 sq ft / 182 sq m split across three levels. The property boasts four bright double bedrooms, three bathrooms + WC, an expansive living space, a modern kitchen as well as a private dining room featuring its own bar and wine cooler. You'll instantly gravitate towards the incredible light tunnel and spiral staircase that leads you directly to a covered glass house and into the garden, perfectly sized and ready to enjoy for many occasions.

Canning Road is a highly desirable and quiet street perfectly located for

- Four Double Bedrooms
- Very Well Presented
- Arranged Over Three Levels
- 1956sqft/181sqm
- Epc Rating C
- Mins walk to Clissold Park
- Mins Walk to Highbury Barn
- Great Location

Highbury

To arrange a viewing please contact:

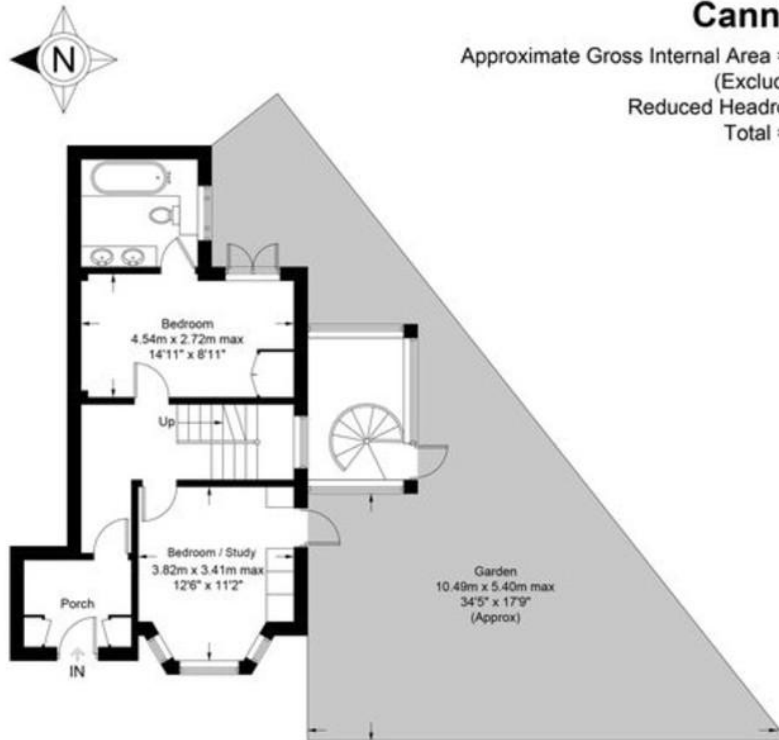
Highbury office

90 Highbury Park
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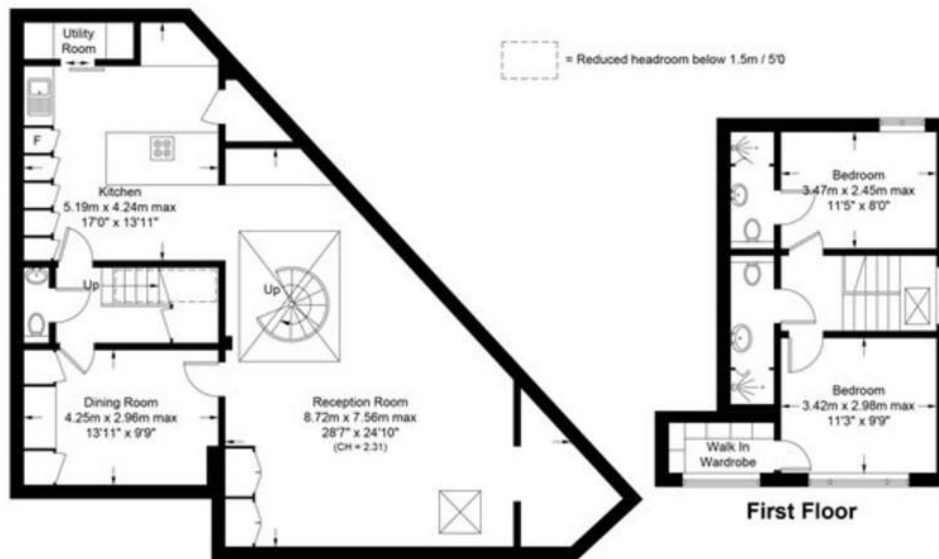
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Canning House, N5

Approximate Gross Internal Area = 1937 sq ft / 179.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 19 sq ft / 1.8 sq m
Total = 1956 sq ft / 181.7 sq m



Ground Floor



First Floor

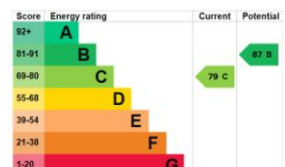
Lower Ground Floor



**Certified
Property
Measurer**

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, shapes and compass bearings before making any decisions reliant upon them. (ID1093164)

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Agent's Note:
Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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