



Canning Road, Highbury, N5 2JS
£575,000

**DAVID
ANDREW**

your
most
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asset

Canning Road, Highbury, N5 2JS

Introducing a beautifully presented garden flat with private entrance set within an impressive Victorian building. Spanning 499 sq. ft. (46.4 sqm), the property features a bright reception room, and kitchen that opens up directly onto a delightful east facing private garden – ideal for entertaining and summer evenings. Enjoy a spacious bedroom with bay windows and wooden shutters, as well as a separate office/study room, and modern bathroom. The layout is thoughtfully arranged for comfortable everyday living and entertaining. Lovingly cared for throughout, this home is ready to move into.

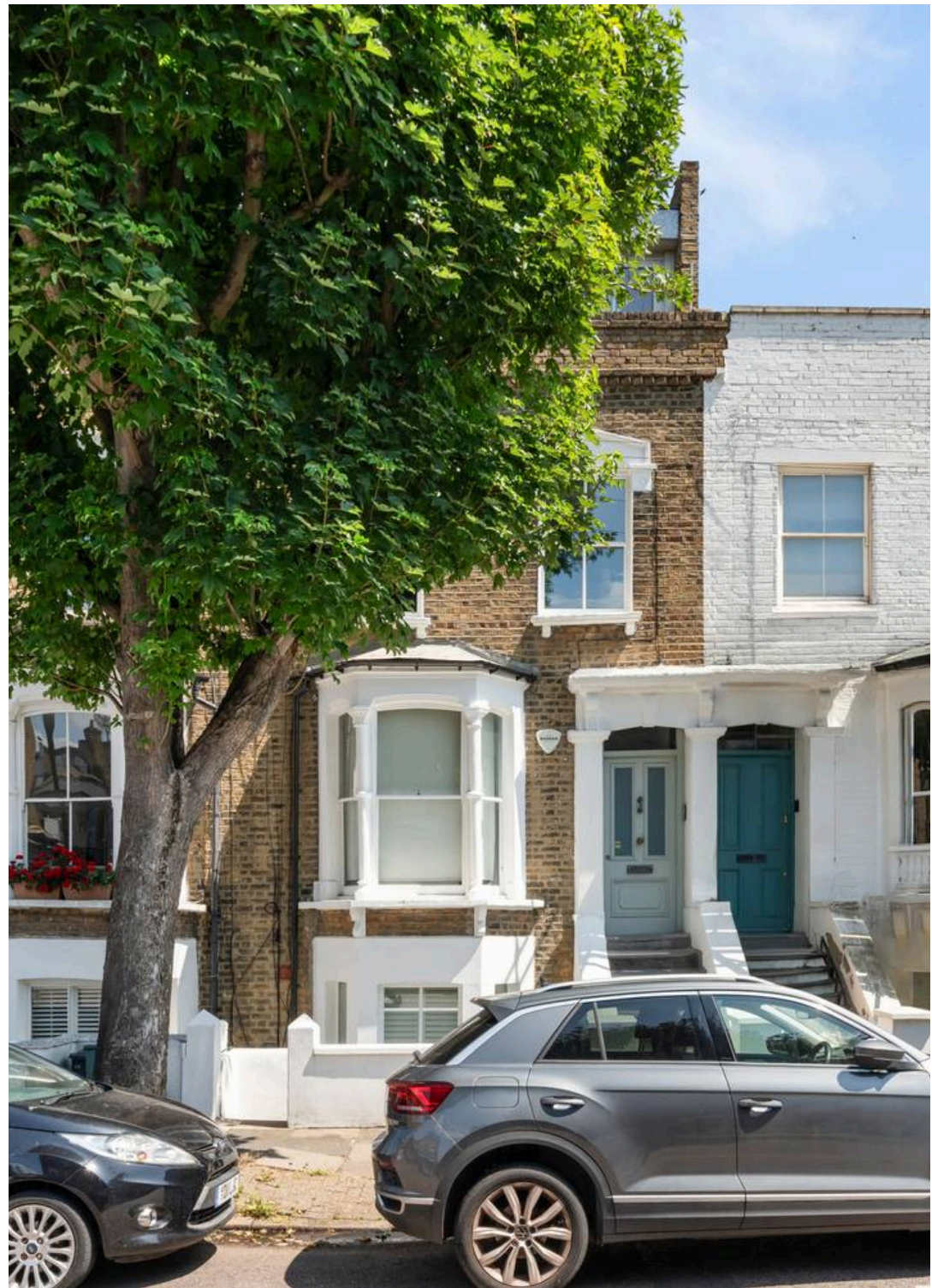
Canning Road is a desirable and quiet street perfectly located for the local amenities of Highbury, with fantastic cafes, restaurants nearby and the delightful green spaces of Clissold Park & Highbury Fields a short walk away. Excellent transport links are provided via Arsenal and Finsbury Park underground covering the Piccadilly & Victoria line as well as National rail, plus many, well-connected local bus routes.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- 499 sq ft / 46.4 sq m
- Double Bedroom plus Separate Office / Study Room
- Beautiful Private Garden
- Private Entrance
- Incredible Highbury Location
- Bright and Airy Flat
- Share of Freehold
- Modern Bathroom





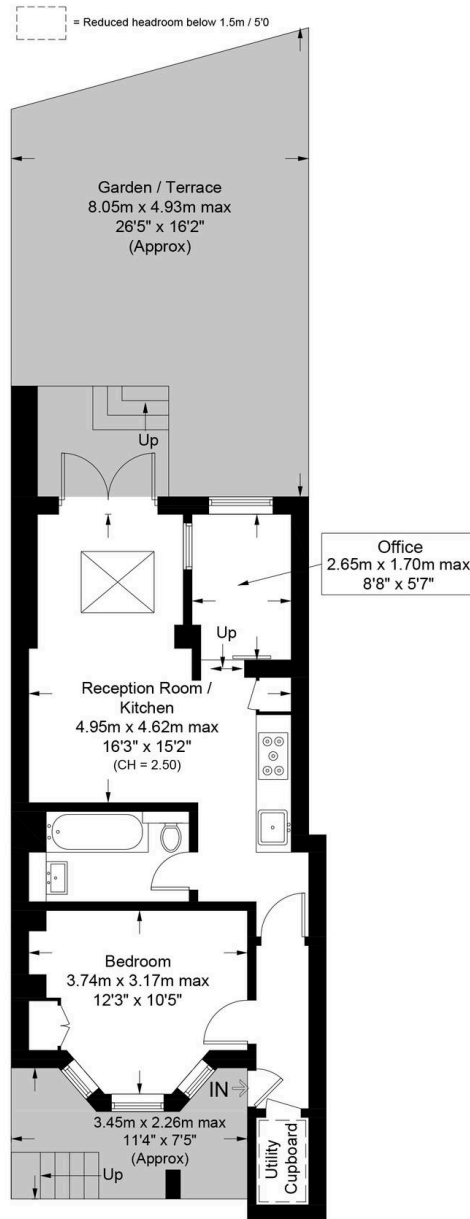




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Approximate Gross Internal Area = 485 sq ft / 45.1 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 14 sq ft / 1.3 sq m
Total = 499 sq ft / 46.4 sq m

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Lower Ground Floor

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. (ID1213870)



**Certified
Property
Measurer**



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained

in these particulars.

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