



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

DAVID
ANDREW

your
most
valuable
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



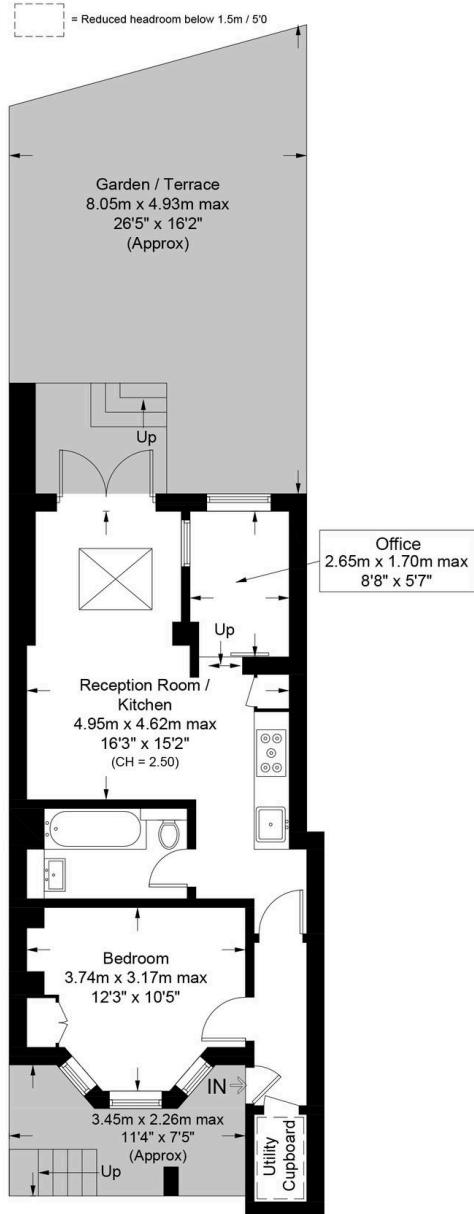






Canning Road, N5

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



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)

Scan to book
a viewing



**Certified
Property
Measurer**

**DAVID
ANDREW** | your
most
valuable
asset

**DAVID
ANDREW**

your
most
valuable
asset

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

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.

