



GRANGE GROVE, CANONBURY, N1 N1 2NP

£1,400,000
FREEHOLD

A unique and rare opportunity to acquire this three bedroom terraced house located on a highly prized road in the Canonbury Conservation Area. The property is arranged over two floors including a separate garage which is accessed from the back of the rear garden. The property is well proportioned featuring a welcoming entrance hallway which leads out into a bright and spacious living and dining area. There is a well proportioned kitchen to the right which opens out onto a conservatory, boasting plenty of natural light. The upstairs offers two double bedrooms, an additional bedroom and a good sized family bathroom.

Located in one of the most sought after locations in Islington. Grange Grove is just moment away from Upper Street in the heart of the Canonbury Triangle. Canonbury and Highbury & Islington Stations offers easy access across town and North Bridge House Senior School & Sixth Form Canonbury is just a three minute walk.

Hemmingfords

Grange Grove, N1
 CAPTURE DATE: 11/06/2021 LASER SCAN POINTS: 3,216,788

GROSS INTERNAL AREA
 101.80 sqm / 1095.77 sqft



GROSS INTERNAL AREA (GIA)
 The footprint of the property
 101.80 sqm / 1095.77 sqft

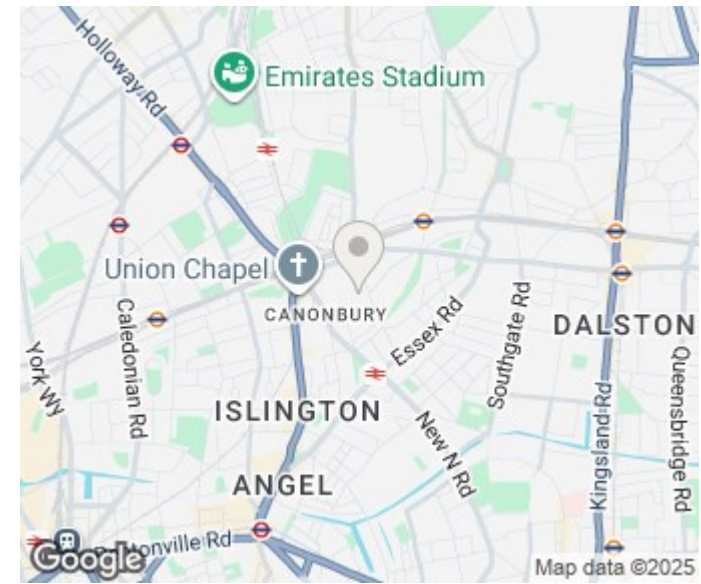
NET INTERNAL AREA (NIA)
 Excludes walls and external features
 Includes windows, recessed floor heights
 84.25 sqm / 904.50 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas, etc.
 0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.9m
 0.00 sqm / 0.00 sqft

spec Verified
RICS Certified Property Measurement
 Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area residential 101.28 sqm / 1090.17 sqft
area residential 98.33 sqm / 1055.89 sqft
 spec id: 602499acc605f40c5a27862



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Sales
 Second Floor
 34 Upper Street
 London
 N1 0PN

02038907470
 info@hemmingfords.co.uk
 www.hemmingfords.co.uk

Hemmingfords