



## A MAGNIFICENT SEMI DETACHED VILLA WITH FINE ROOMS AND GARDENS

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13 ALWYNE ROAD  
LONDON N1 2HH

savills



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Drawing room and further sitting room ♦ dining room  
♦ conservatory ♦ gym ♦ fitted kitchen ♦ main bedroom with  
en-suite bathroom ♦ 3 further bedrooms ♦ bathroom and  
shower room ♦ shower room ♦ sep WC ♦ garden storage room  
♦ front garden ♦ large west facing rear garden with OSP  
♦ 277 sq m (2,993 sq ft)

The Canonbury Conservation area is well placed for the excellent transport links both at Highbury and Islington and The Angel. There is easy access to the City, West End and national and international destinations via buses, the underground and national rail links. Upper Street with the excellent amenities is a short walk away.

This is a beautiful example of an Alwyne Road house in the heart of the Canonbury conservation area. Situated on the junction of Willowbridge and Alwyne Road the house enjoys a particularly airy feel with plenty of natural light. The rooms are both generous with both high ceilings and large windows. There are plenty of period features and the current owners have maintained the house to the highest standards with fine fixtures and fittings throughout. The garden floor has a generous kitchen with a dining room to front and conservatory at the rear leading to the garden. In addition, at the side there is a room that overlooks the garden that is currently used as a gym room, and a useful store room. The raised ground floor has the most elegant drawing room with views over the rear garden. Bedrooms and bathrooms occupy the upper floors. There is a small garden to the front, the rear garden is almost square (approx 57' x 55') with mature borders, lawn and OSP with access from Willowbridge Road.

## Viewing

Strictly by appointment with Savills.

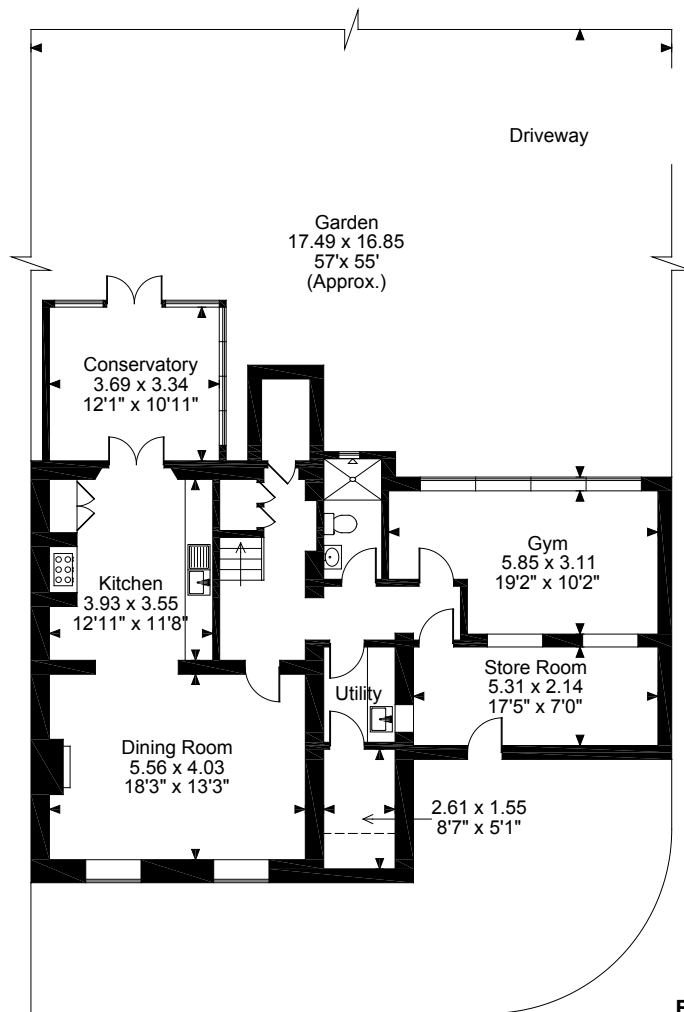




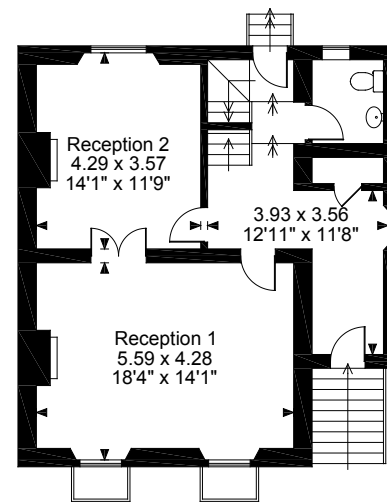


## FLOORPLANS

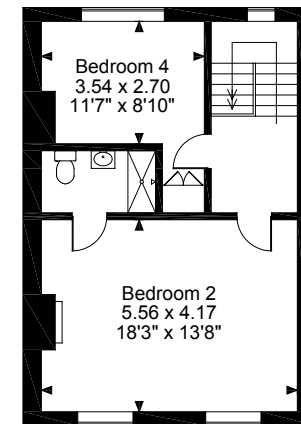
Total gross internal area: 2,993 sq ft / 277 sq m



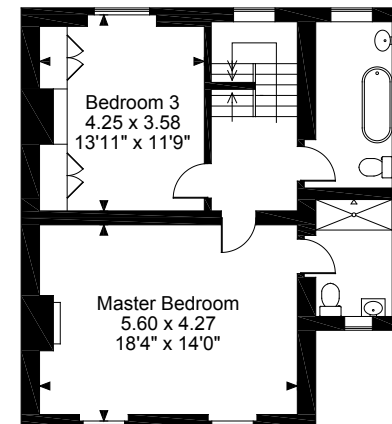
**Lower Ground Floor**



**Raised Ground Floor**



**Second Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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