



# 2 ALWYNE PLACE

London ♦ N1 2NL

savills

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### A BEAUTIFUL AND SIZEABLE HOME IN THE HEART OF CANONBURY

4 reception spaces  
Family kitchen  
Balcony  
5 bedrooms  
2 bathrooms  
WC  
Utility room  
Cellar and store room  
3,756 sq ft / 349 sq m





The property is located within the Canonbury Conservation area which is well placed for the excellent transport links both at Highbury and Islington (Victoria Line and Overground) and The Angel (Northern Line.) 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 house has been extremely well looked after and has a very workable layout. The large living space has been well thought through and the property is beautiful condition throughout. On the ground floor is a wide hallway leading to a sizeable reception and dining room to the right. Walking through the hallway you come to a cloakroom and charming balcony overlooking the garden. Downstairs is the generous kitchen with further dining area and reception space. Also at this level is a study or further reception room, a cellar, utility room, WC and storage room. The property has five very generously sized bedrooms and two family bathrooms. The master bedroom is on the first floor, along with one other bedroom and bathroom. At the top level are three further bedrooms and one bathroom.

This is a truly wonderful house in an extremely desirable location in Canonbury.



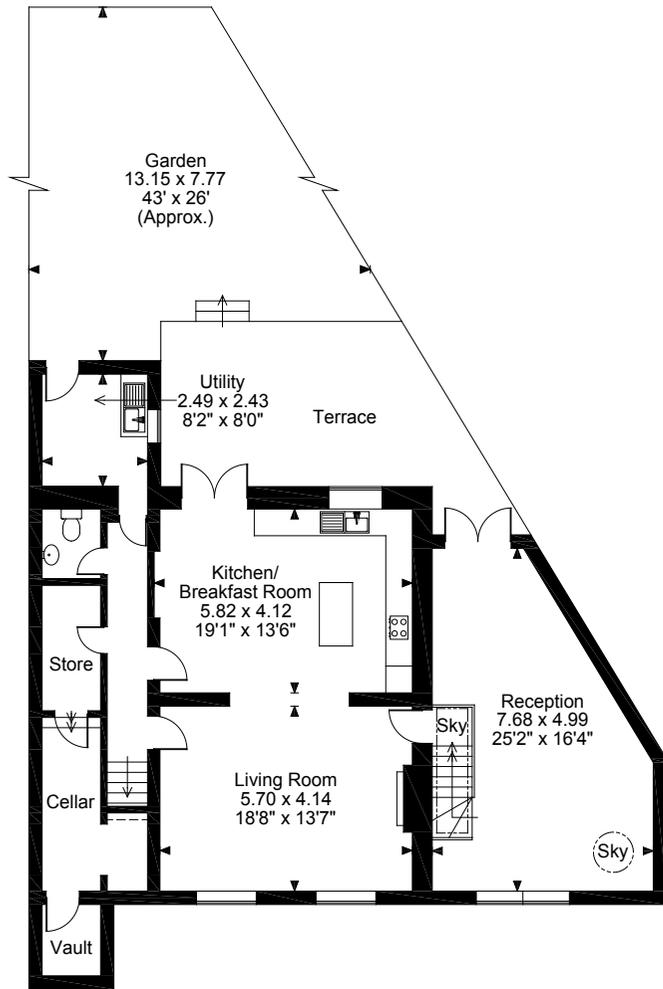




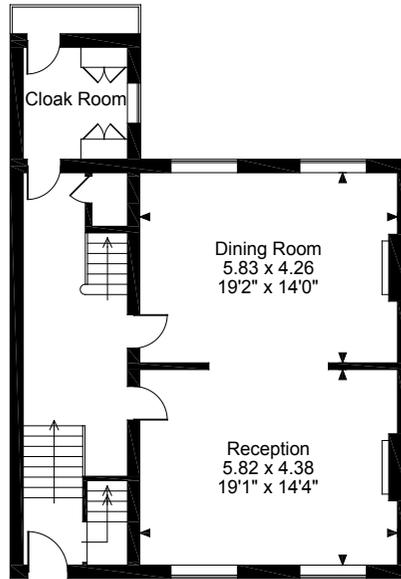


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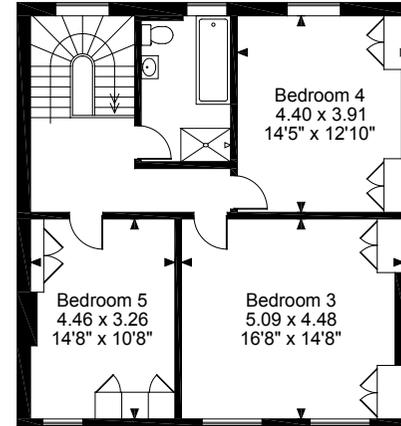
Main House gross internal area = 3,756 sq ft / 349 sq m



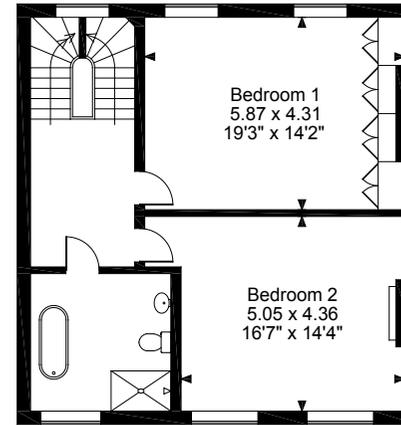
Lower Ground Floor



Ground Floor

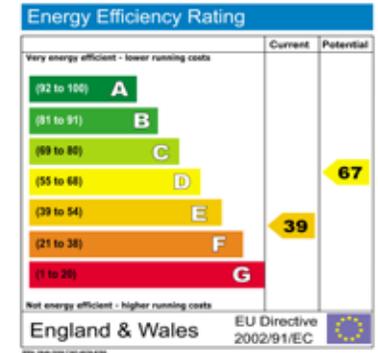


Second Floor



First Floor

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