

COMPTON ROAD

CANONBURY • N1



**Knight
Frank**







COMPTON ROAD

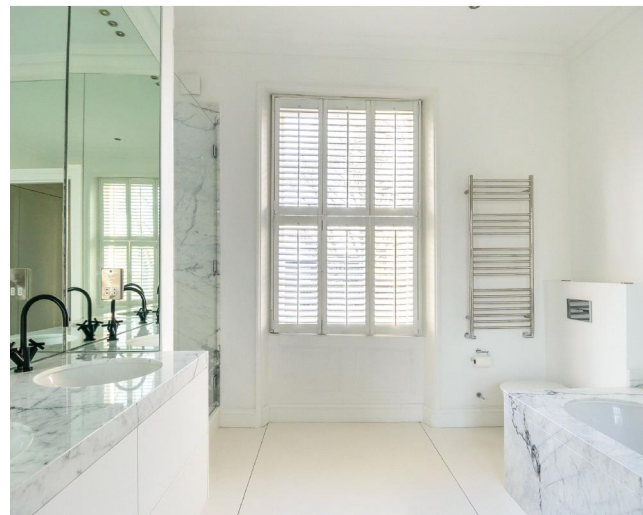
CANONBURY • N1

A wonderful Grade II listed family home which has been beautifully refurbished by the current owner with elegant accommodation over four floors, a west facing garden and off-street parking.

4 Bedrooms • 3 Bathrooms • Double Reception Rooms • Kitchen/dining area • Conservatory • Utility Room • Guest Cloakroom • Off-Street Parking • Garden

Compton Road is one of Canonbury's most sought after streets and runs from Canonbury Place to St Paul's Road. The nearest Underground station can be found at Highbury & Islington (0.2 miles - Victoria Line, Overground and Mainline services). Canonbury (0.5 miles - Overground) and Essex Road stations (0.4 miles - First Capital Connect services) are also easily accessible and provide easy access to west London and fast direct access to the City. (Please note all times and distances are approximate).

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Accommodation

Overlooking historic Canonbury Tower, the property is incredibly light and airy throughout and at almost 19' wide, has a particularly lateral feel.

Recently refurbished and extended, the house features a stunning double reception room on the raised ground floor with an attractive period fireplace, working shutters, a lime washed parquet floor and original cornicing.

The heart of the home is on the lower ground floor where there is a smart open-plan kitchen and dining area opening on to a new contemporary glass addition with sliding doors to the garden. There is also a useful utility room and guest cloakroom at this level together with access to the street.

There are four bedrooms on the upper floors including a sumptuous master suite on the first floor with floor to ceiling windows, tall ceilings, ample storage and a newly fitted en-suite bathroom. There are two further bedrooms and a bathroom on the second floor and a further en-suite bedroom (currently used as a dressing room) at the top of the house.

The garden is west facing and enjoys a pretty aspect over neighbouring gardens. There is also private off-street parking for one car to the front of the house.

Local Authority

London Borough of Islington

Tenure

Freehold

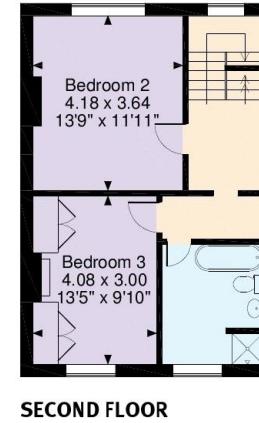
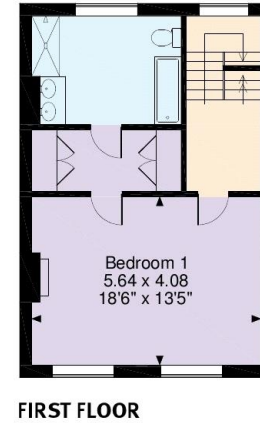
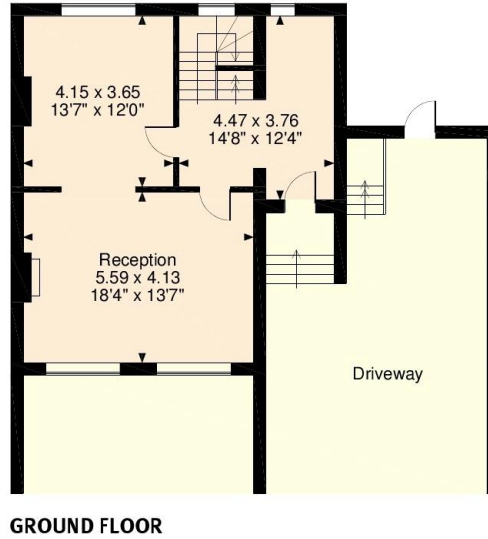
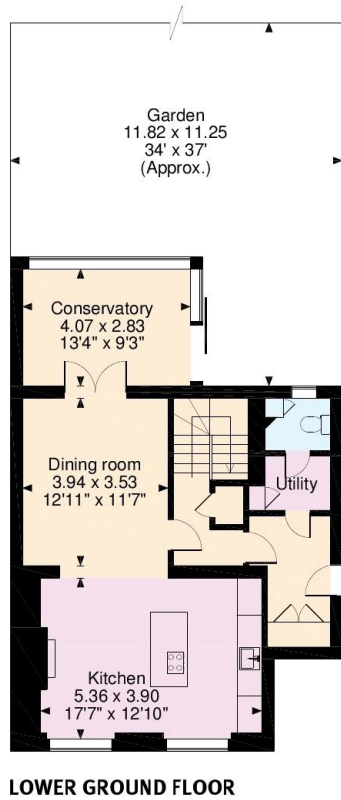
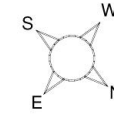
Guide Price

£3,800,000

Viewings

To arrange a viewing please contact our Islington Sales team on 0203 657 7340 or by email at islington@knightfrank.com

Compton Road, N1
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 243sq.m (2,616sq.ft)



□□□□ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
The more energy efficient a building is, the lower the energy costs.			
102 to 100	A		
91 to 81	B		
69 to 55	C		
55 to 48	D		
39 to 34	E		
21 to 18	F	58	60
10 to 8	G		
The more energy efficient a building is, the higher the energy costs.			
England & Wales	EU Directive 2002/91/EC		

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