



An impressive, newly restored, substantial house in the Canonbury Conservation area  
19 Canonbury Place N1

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- 5 bedrooms
- 3 bathrooms
- dressing room
- large double reception room
- kitchen/dining room
- conservatory
- utility
- patio & landscaped garden
- single garage
- OSP

**Situation**

Canonbury Place is in the heart of the of Canonbury Conservation area. It is well placed, being a short walk to all the facilities of Upper Street. Highbury & Islington Station with its fast links to both the City and West End is very close by.

**Description**

This is a substantial late Victorian five storey terraced house. It is an exceptionally wide house which has been stunningly restored by the present owners to a very high specification, using high quality materials throughout. The reception room and bedrooms have American walnut flooring and the bathrooms are in Travertine. The ensuite bathroom to the master bedroom has a terrific Donnbracht rain shower as well as stunning high quality bath and basins. The restoration has been carefully implemented to include a Jung house management and audio system. This smart house system controls the heating, electrics, audio and entry systems. The garden as been brilliantly designed and landscaped by Modular Gardens.

**Accommodation**

Each of the top two floors has two large double bedrooms and a beautiful bathroom. The whole of the first floor is turned over to the large master bedroom with a large walk-in dressing area and a fabulous ensuite bathroom. The ground floor reception room is truly magnificent with two matching marble

chimneypieces, wide sash windows front and rear and a lovely wooden floor. The lower ground floor has been opened out to give excellent family living space. The front part of this floor has an elegant mixture of wooden and steel kitchen units, opening out onto the dining area and then onto the frameless glass extension which gives lovely views over the very cleverly designed and landscaped garden.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	