



St. Mary's Grove, London

N1



Beyond your expectations

A 3 bedroom end of terrace Neo-Georgian house in Canonbury. EPC:E

Neo-Georgian | end-of-terrace | three bedrooms | family bathroom | guest cloakroom | double reception room | separate kitchen | extended living space | mature rear garden

Asking Price £1,195,000 Freehold

Hamptons International

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www.hamptons.co.uk

Description

A beautiful end-of-terrace Neo-Georgian house set on a sought after road in the heart of Canonbury. The accommodation is offered over two floors giving generous accommodation throughout. The ground floor comprises a front to back double reception room, separate kitchen and guest cloakroom. The rear of the house has been extended and opens gracefully onto a wonderful secluded garden. On the first floor are three bedrooms and a family bathroom. The garden to the rear of the property offers privacy and is ideal for outdoor entertainment.

Location

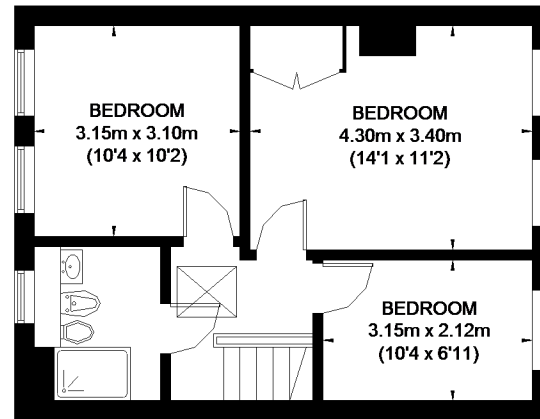
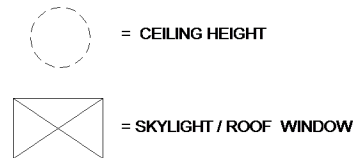
St. Mary's Grove is just off Canonbury Place and moments from all the numerous shops, bars and transport facilities at Highbury & Islington and Angel. There are excellent connections to the City, West End and Canary Wharf.

Additional Information

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.

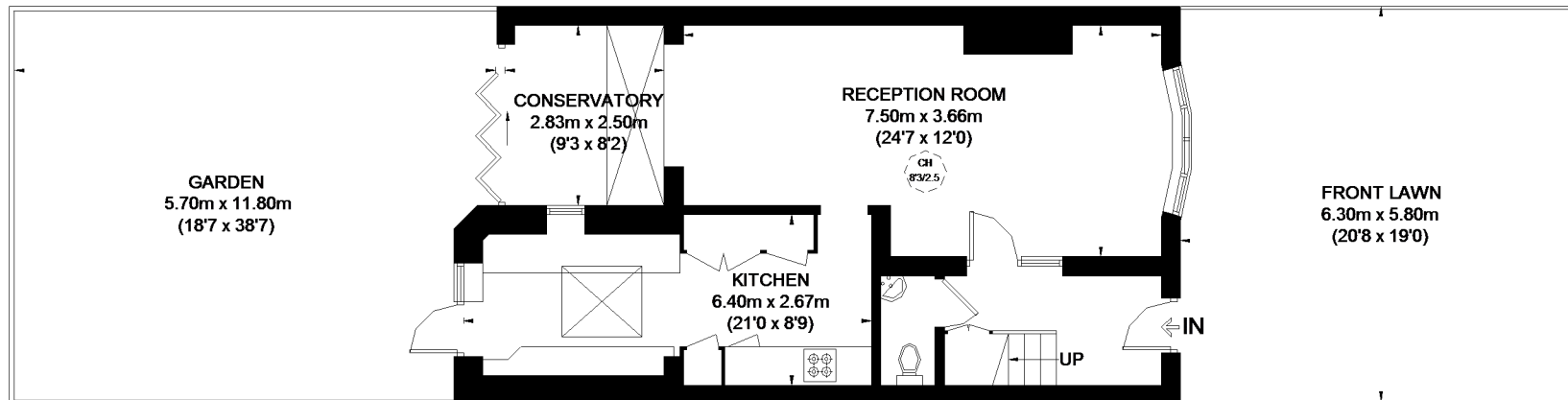


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FIRST FLOOR

ST. MARY'S GROVE



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 637 SQ. FT. (59.2 SQ. M.)
FIRST FLOOR = 452 SQ. FT. (42.0 SQ. M.)
TOTAL = 1089 SQ. FT. (101.2 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID266169)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

