



Canonbury Square, Islington, London NI





Canonbury Square, IslingtonNI

Step back in time and immerse yourself in the charm of this Grade II listed Georgian Regency home, a property steeped in history and brimming with timeless elegance. Positioned on one of Islington's most coveted garden squares, this detached residence offers over 4,000 sq. ft. of beautifully preserved and meticulously appointed accommodation.

Built during the Georgian era and exuding Regency design, this home is a true testament to the architectural heritage of the period. The house is alive with original features, from its imposing high ceilings and exquisite sash windows to the intricate cornicing and stately fireplaces that grace its interiors.



Guide price: £7,500,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: H









Natural light floods the home, highlighting the sophisticated symmetry and proportion synonymous with the Georgian style.

One of the rarest attributes of this remarkable property is its abundance of double-aspect rooms, creating a sense of openness and offering views across both the square and private garden.

The lower ground floor hosts a guest bedroom with an en suite bathroom and two vaults, one currently serving as a wine cellar. An additional room, presently styled as a games room, offers scope for adaptation to suit modern living needs.

On the raised ground floor there is an elegant dining room—adorned with original wooden flooring, period cornicing, and a striking fireplace. Adjacent is a spacious utility room and a bright, character-filled kitchen, complete with French doors leading to a generous garden, extending to nearly 50 ft. The kitchen also benefits from a discreet private entrance.



A magnificent central staircase draws you to the first floor, where a grand reception room and a refined drawing room offer flexible living options. With their delicate period detailing and versatility, these rooms could also function as additional bedrooms.

The second floor is home to the principal bedroom with fitted wardrobes. Alongside this is another double bedroom and a family bathroom. The top floor provides two further double bedrooms and an additional bathroom, perfect for family or guests.

Accessible from the side of the property are two vaults, ideal for storage.

This is a truly rare opportunity to acquire a piece of architectural history. From its enviable garden square location to its authentic period features, this Georgian Regency home promises an exceptional lifestyle that seamlessly blends historical charm with modern convenience.





Location

Canonbury Square is an elegant Georgian garden square, within close proximity from Islington's vibrant Upper Street. The nearest Underground station can be found at Highbury & Islington (Victoria line, Mainline and Overground services - 0.3 miles) which provides quick and easy access to the City, the West End and to King's Cross/St Pancras International for high speed connections to Europe. All times and distances are approximate.



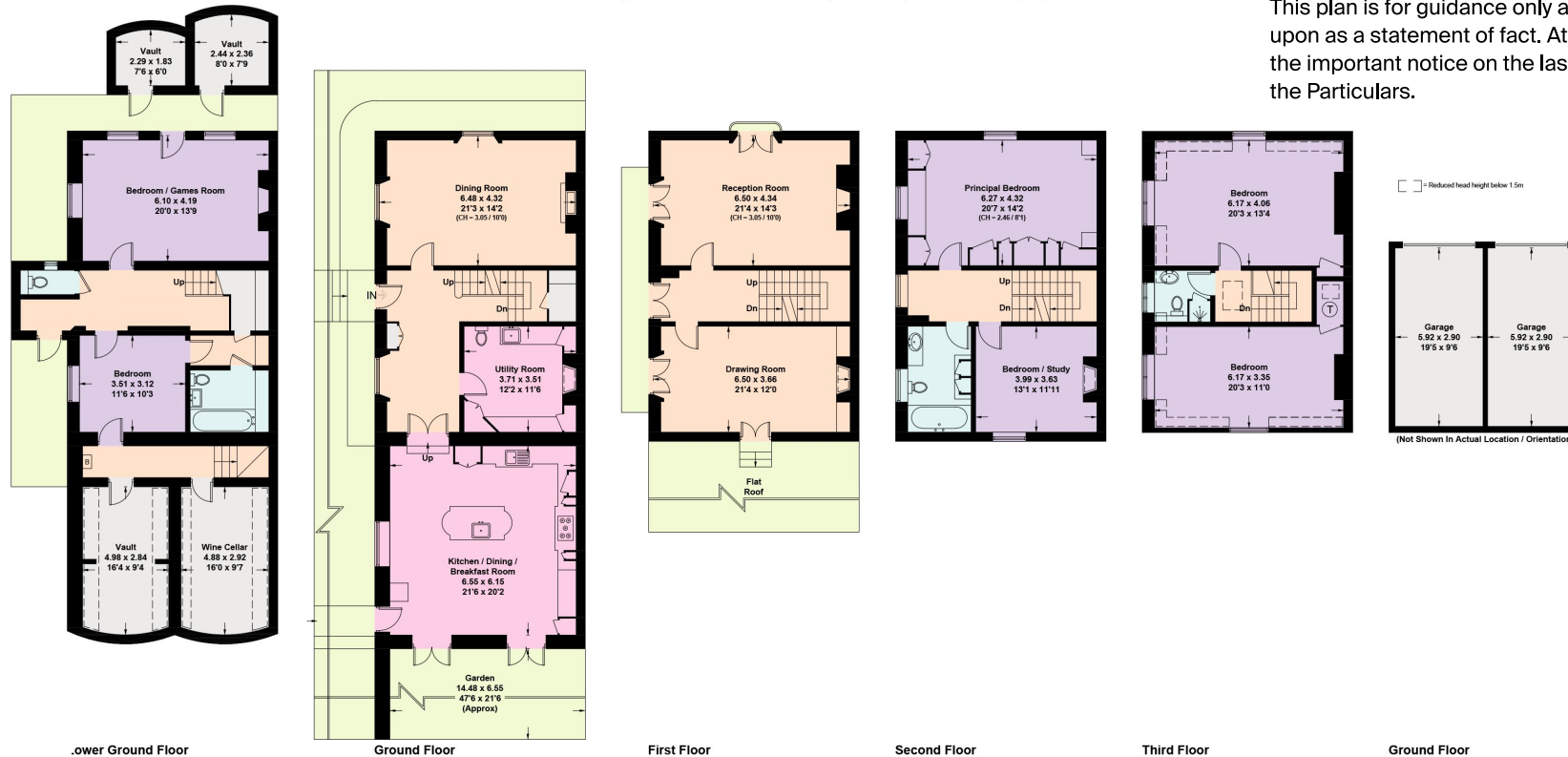


Canonbury Square, N1

Approximate Floor Area = 392.7 sq m / 4227 sq ft
 (Including Vault / Wine Cellar)
 Garages = 35.1 sq m / 378 sq ft
 External Vault = 10.3 sq m / 111 sq ft
 Total = 438.1 sq m / 4716 sq ft
 Including Limited Use Area (19.2 sq m / 207 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
 Islington & King's Cross

Sales
 321-322 Upper Street
 London N1 2XQ
knightfrank.co.uk

I would be delighted to tell you more
Sebastian Toy
 +44 20 3657 7348
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