



Flat 2, 12 Canonbury Square, London, N1 2AU

Offers in excess of: £800,000 Leasehold

**2 Total Bedrooms | 1 Reception Rooms | 1
Bathrooms**

Located within the Canonbury Conservation Area, is this two bedroom laterally converted, Grade II Listed, Georgian period townhouse. The flat makes up part of a prestigious, garden square and has been well maintained by the current owners.

- Leasehold 900+ years
- Chain free
- Bright and airy throughout
- Located in the heart of Canonbury
- Georgian end of terrace
- Grade II Listed
- Shared garden



Flat 2, 12 Canonbury Square, London, N1 2AU

A wonderfully located two double bedroom, second floor flat laterally converted across neighbouring Grade II Listed Georgian townhouses.

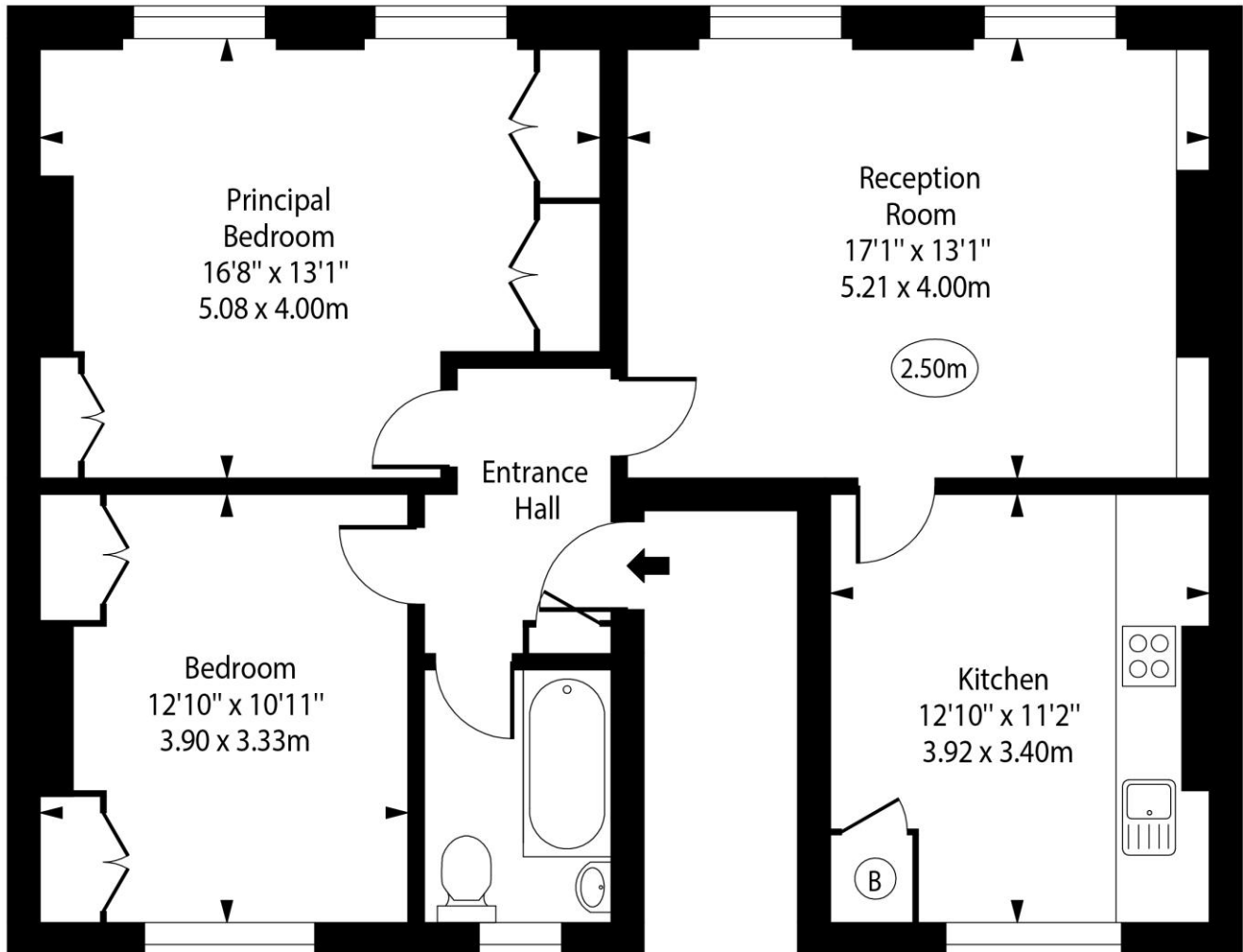
The flat enjoys a prestige address within the Canonbury Conservation Area and has been well maintained by the current owners. This property offers high ceilings, large period windows throughout, and access to a shared garden.

The location is incredibly convenient for all modes of public transport and the huge choice of shops, cafes, and restaurants of Upper Street. Highbury Fields is also only a short walk away.



Canonbury Square, N1

○ - Ceiling Height



Second Floor

Approx Gross Internal Area

835 Sq Ft - 77.57 Sq M

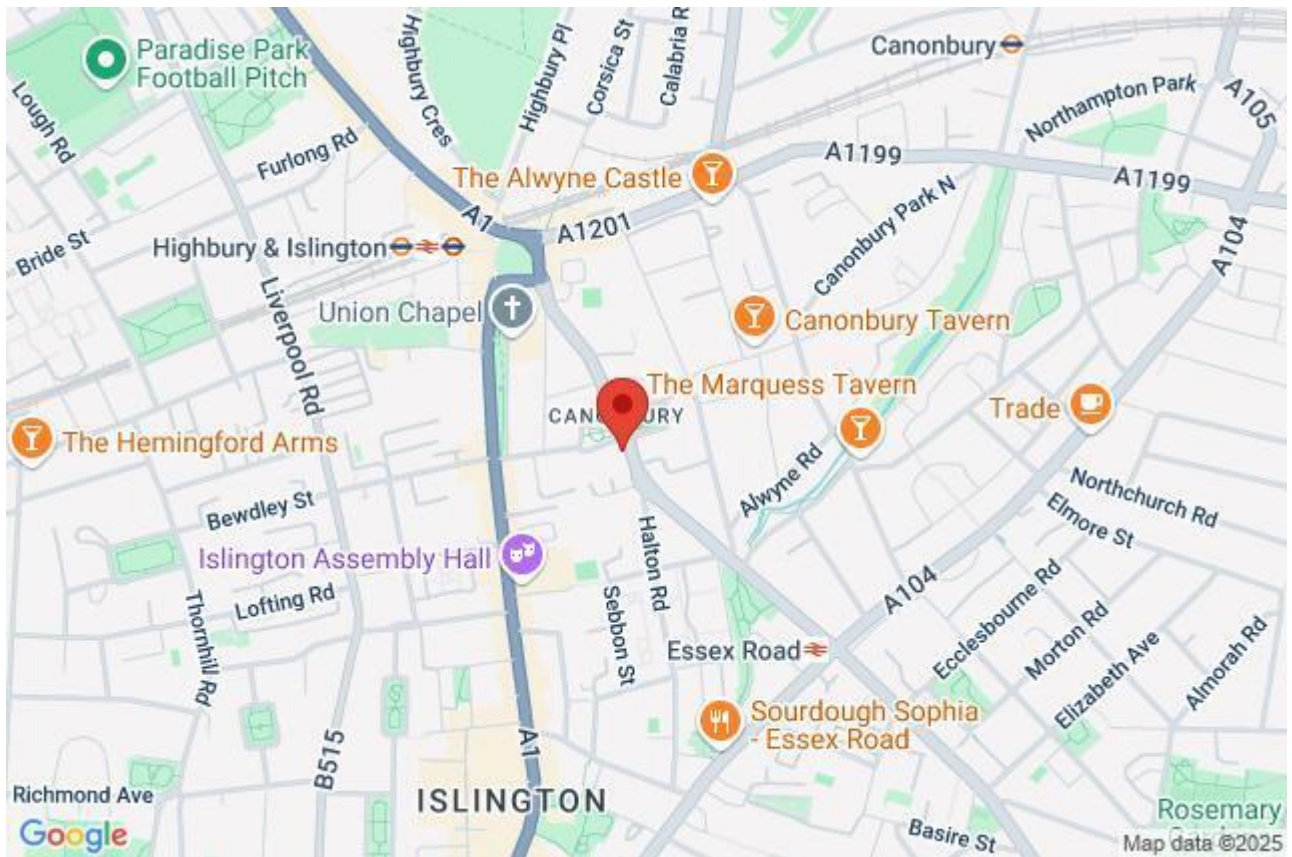
Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 027858IG

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	