



40-41 Compton Road, Highbury, N1 2PB

**£1,250,000**

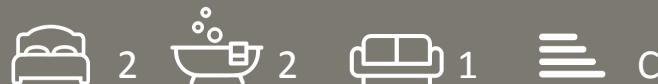
# 40-41 Compton Road, Highbury N1 2PB

Alwyne Estates are delighted to present this stunning garden maisonette, offered chain-free. Arranged over 2 floors, this spacious flat is comprised of two bedrooms (one ensuite), each equipped with a patio and heaps of storage space, a living room overlooking the tranquil street, a modern kitchen that oozes with natural light and comes fully equipped with integrated appliances and heaps of storage, and includes all white goods bathroom.

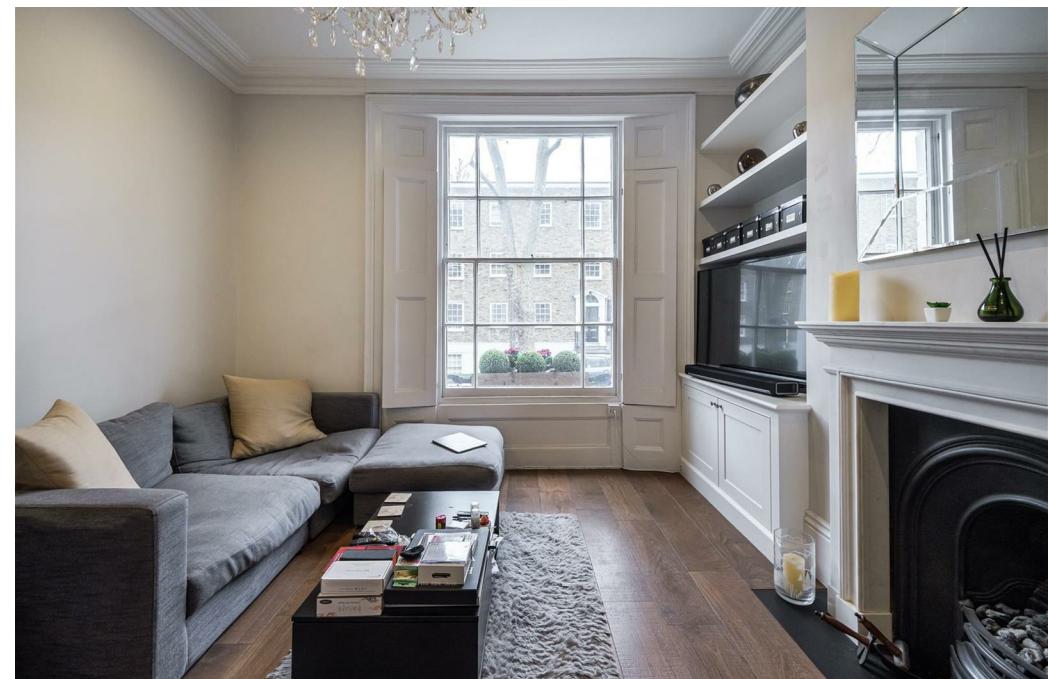
There are a wealth of timeless period features, including fireplaces in both the living room and primary, working shutters, period ceiling mouldings, built-in storage space as well as use of a lovely communal garden.

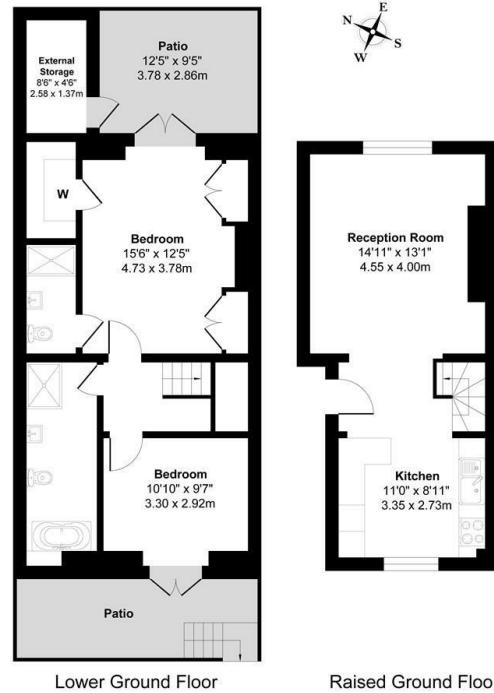
Set in the heart of Canonbury, in one of its finest and most sought-after roads, the property is a short walk to the convenient transport hub at Highbury & Islington Station as well as the local shops, bars and restaurants with the ever popular Upper Street very close by.

Share of freehold



Council Tax Band: E



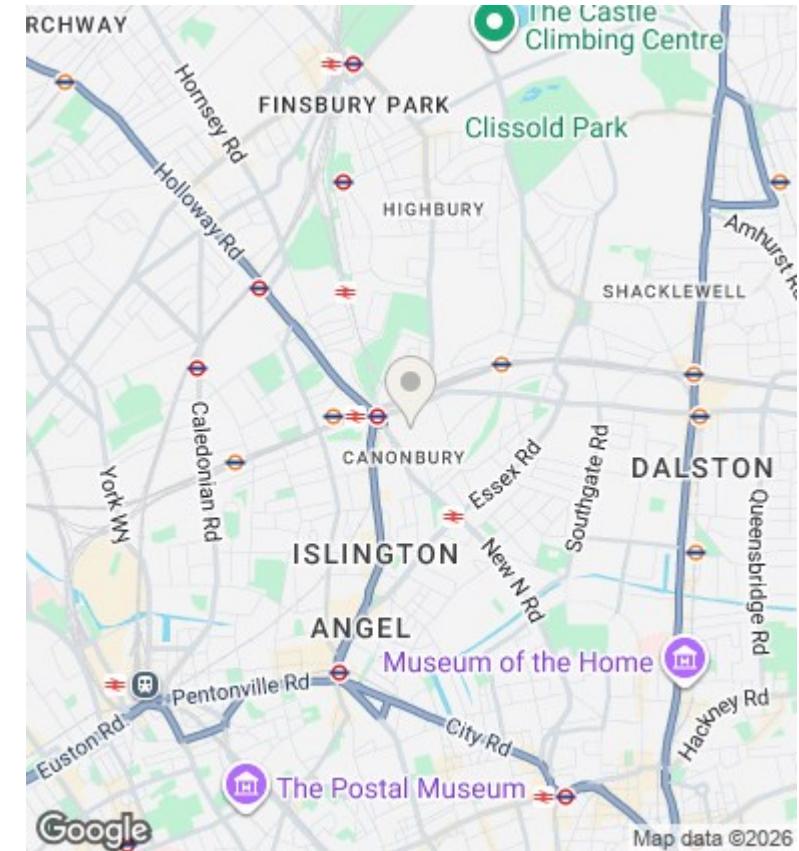


Compton Road, N1

Total Gross Area: 876 ft<sup>2</sup> ... 81.4 m<sup>2</sup>

External Storage Area: 38 ft<sup>2</sup> ... 3.5 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

E

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





