



John Spencer Square, Islington, N1 2LZ

Price:

£ 1,250,000

John Spencer Square, Islington, N1 2LZ

Price: £ 1,250,000 3 bedroom house

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OVERVIEW

A simply stunning neo-Georgian terraced house set in this exquisite private square in the heart of Canonbury.

Compiled over two floors and extensively modernised by the current owners. Downstairs, the property features an open plan kitchen and living area with direct access from the French doors on to a quaint private patio. With a private pathway through to the garage which offers secure parking for one car or a great vessel for extra storage.

KEY FEATURES

- Neo-Georgian house
- Modernised throughout
- Three bedrooms
- Terraced house, arranged over two floors
- Open plan kitchen and living space
- Freehold
- Private parking plus secure garage facility
- Garden patio at the rear of the property
- Five minute walk to Highbury & Islington station
- Compiled over 1000 Sq. Ft



John Spencer Square, N1

CAPTURE DATE 15/02/2021 LASER SCAN POINTS 4,824,217

GROSS INTERNAL AREA

102.02 sqm / 1098.13 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
102.02 sqm / 1098.13 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
95.62 sqm / 1029.25 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlimited use area under 1.5 m
0.10 sqm / 1.08 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 100.52 sqm / 1081.99 sqft
IPMS 3C RESIDENTIAL 97.26 sqm / 1046.90 sqft

SPIC ID: 6023bc19a26f6d0dd5ea5ab4

Energy Performance Certificates

