AUCOOT



ADDRESS
Wallace Road, Canonbury, London N1

PRICE
£1,250,000 – £1,350,000

ARCHITECT
Designer

TENURE
Share of Freehold

Positioned on a tree-lined cul-de-sac in Canonbury, this spacious three-bedroom maisonette is arranged across the raised and lower-ground floors of a Victorian townhouse and includes a well-established, private garden.

With its own entrance and private garden, this handsome home offers the feel of a house. The raised ground floor unfolds from a generous reception room into the adjoining kitchen and dining space. Original features, including decorative cornicing and a marble fire surround, sit alongside expansive sash windows with original shutters, allowing natural light to filter through the plan. Elevated above the garden, the rooms enjoy leafy outlooks, while high ceilings and timber floors amplify the sense of openness. The Shaker-style kitchen lines one wall, leaving ample room for a dining table and is finished with open shelving and a neatly integrated pantry painted in a pop of Farrow & Ball Radicchio. Also on this floor is the smaller bedroom, currently arranged as a study. Overlooking the greenery of the garden, it is a particularly calm and versatile room, with direct access outside.

The lower-ground floor comprises two double bedrooms, both decorated in Farrow & Ball's Hague Blue and Inchyra Blue respectively, creating a cocooning atmosphere. Herringbone timber flooring runs throughout, lending a cohesive feel, while bespoke joinery and wall panelling add depth and character. The family bathroom is finished with Zellige tiles and benefits from windows on two aspects, allowing natural light to filter in throughout the day.

The garden is a particular highlight, with a generous plot enveloped by established planting and dappled by the canopy of a mature linden tree. A decked terrace provides an inviting setting for entertaining, framed by planting beds and subtle pedestal lighting.

EPC
D





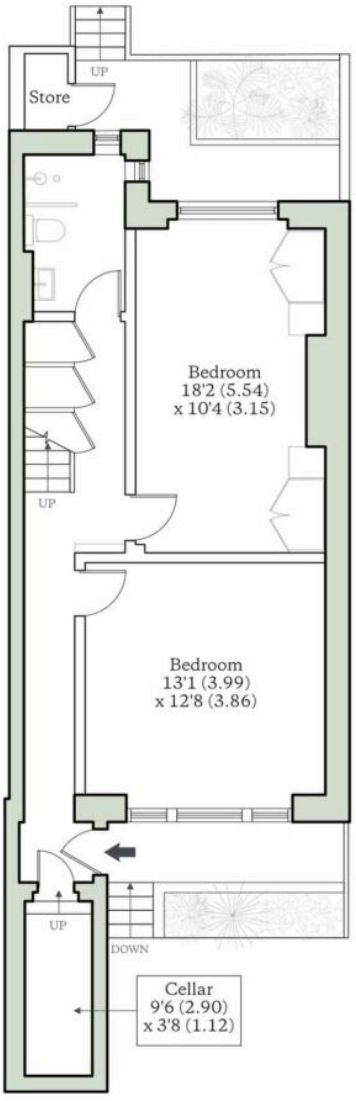

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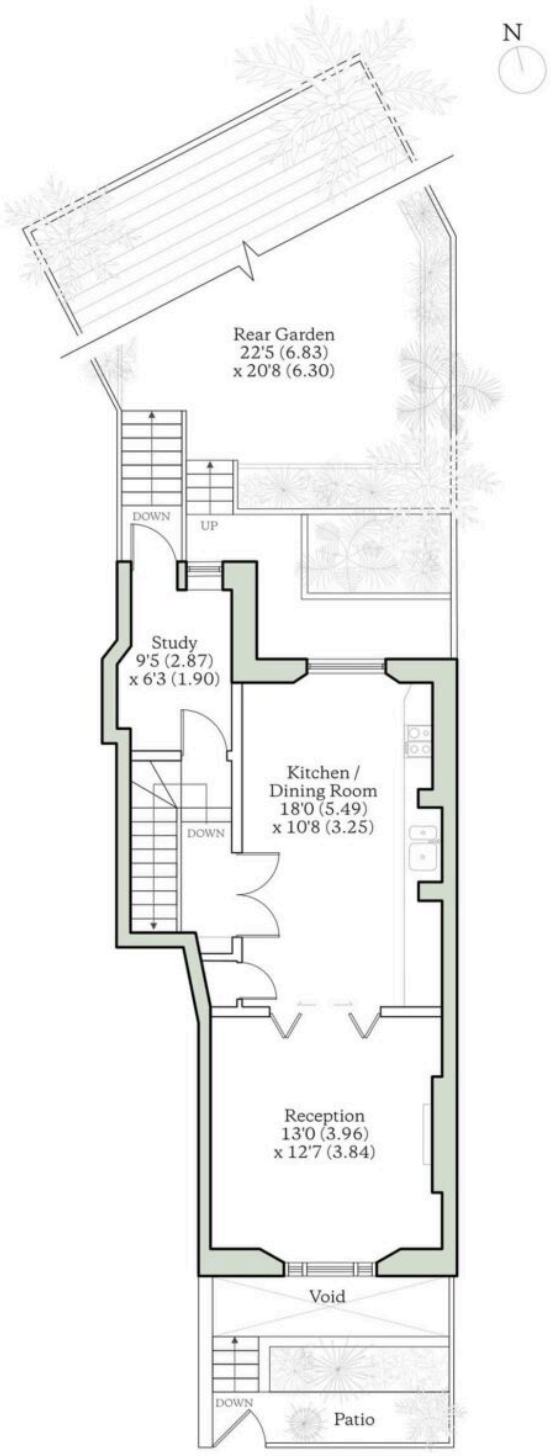
WALLACE ROAD, LONDON, N1

Approx. Internal Area = 1028 sq ft / 95.5 sq m
Approx. Cellar Area = 35 sq ft / 3.2 sq m
Total Area = 1063 sq ft / 98.75 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR

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RICS Property Measurements Standard

These particulars are believed to be correct at the time of generation but their accuracy is not guaranteed and they do not form part of any contract. Measurements are approximate. Generated 5 September 2026. A further 43 photographs are available on the listing.