

D 119 GROSVENOR AVENUE LONDON, N5 2NL

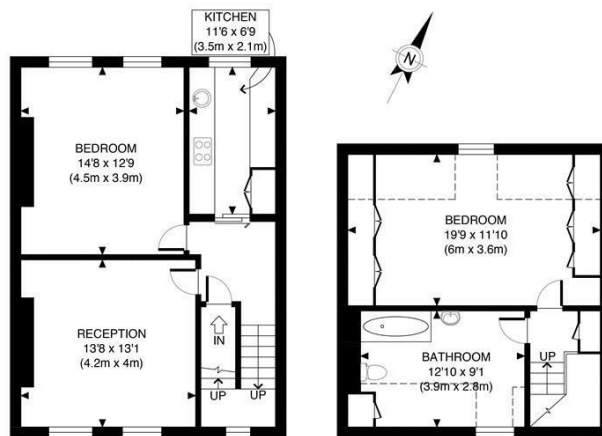
£3,250 PCM

A larger than average (982sq foot) bright and spacious, newly decorated, split level, two double bedroom apartment situated within this impressive period conversion. The apartment comprises; an inviting living room with large sash windows allow an abundance of light to flood the room, separate fully integrated kitchen, two double bedrooms and an expansive bathroom. The apartment further benefits; wooden flooring (aside from one of the bedrooms), immaculately kept by the present owner and has a shared garden.

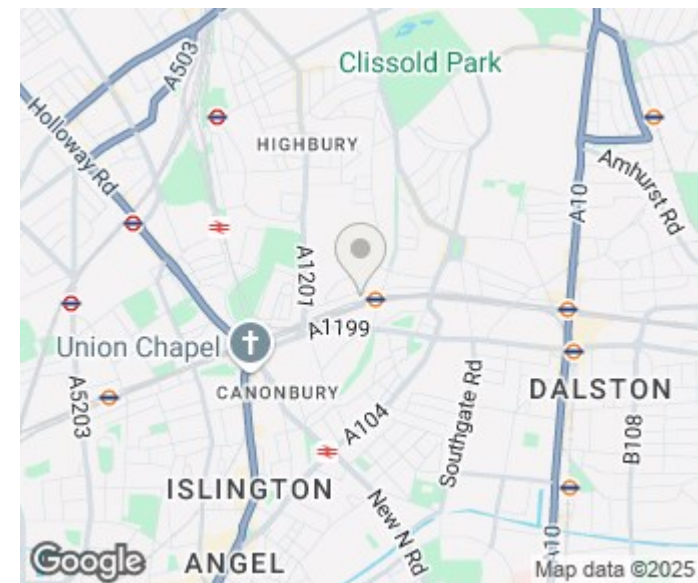
Grosvenor Avenue is a beautiful tree lined street, affording superb access to the greenery of Clissold Park, Newington Green, alongside the trendy cafes, restaurants and bars found at Highbury Park, Stoke Newington Church Street and Newington Green & Upper Street. Transport can be found at Highbury & Islington (Underground) and Canonbury Station (London Overground), with a number of bus routes running on Green Lanes and from Newington Green.

Available 19th September 2025 on a unfurnished basis.

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APPROX. GROSS INTERNAL FLOOR AREA 982 SQ FT / 91 SQM	Grosvenor Ave
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 11/05/23
	photoplan



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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