

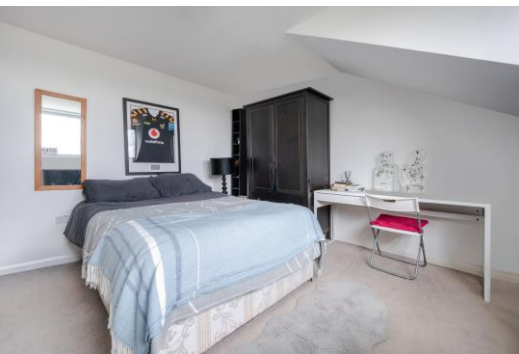


Grosvenor Avenue

Highbury, N5

Asking Price £650,000

A two double bedroom flat set on the top (third floor) of this substantial Victorian mid-terraced house located close to Canonbury station (London Overground).



Grosvenor Avenue

Highbury, N5

- 2 double bedrooms
- Top floor
- Spacious 17ft Reception room
- Separate 18ft kitchen/ dining room
- Close to Canonbury Station (London Overground)
- Superb access to Clissold Park



A two double bedroom flat set on the top (third floor) of this substantial Victorian mid-terraced house located close to Canonbury station (London Overground). Arranged across the top floor accommodation is both bright and spacious comprising 17ft reception room, separate 18ft eat-in kitchen with ample space to dine & entertain, 2 well-proportioned double bedrooms both benefitting from a southerly aspect and with views across the London skyline. Also to the rear and with a window is the bathroom. One significant point of difference is that this is a lateral apartment meaning the accommodation is arranged across just the first floor with no internal stairs. This combined with the size of each room and the volume of natural light really does make this property a warming and attractive home. To the rear is a generously sized communal garden, ideal for entertaining on those lovely summer evenings and a wonderful tranquil setting. The property is well placed for so much of what the area has to offer, with the extensive amenities, restaurants and trendy bars found at Upper Street to the South, Dalston and Kingsland Road to the East, Stoke Newington to the North and Newington Green around the corner, with the delightful greenery of Clissold Park just a short stroll away. Transport can be found at Highbury & Islington, Dalston Kingsland, Dalston Junction, Canonbury Station (London Overground) and Stoke Newington station (trains to Liverpool Street), with a number of bus routes running on Green Lanes and Newington Green Road.

Tenure: Leasehold 84 years ten months

Service Charge: £900

Ground Rent: £10

Local Authority: Islington

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

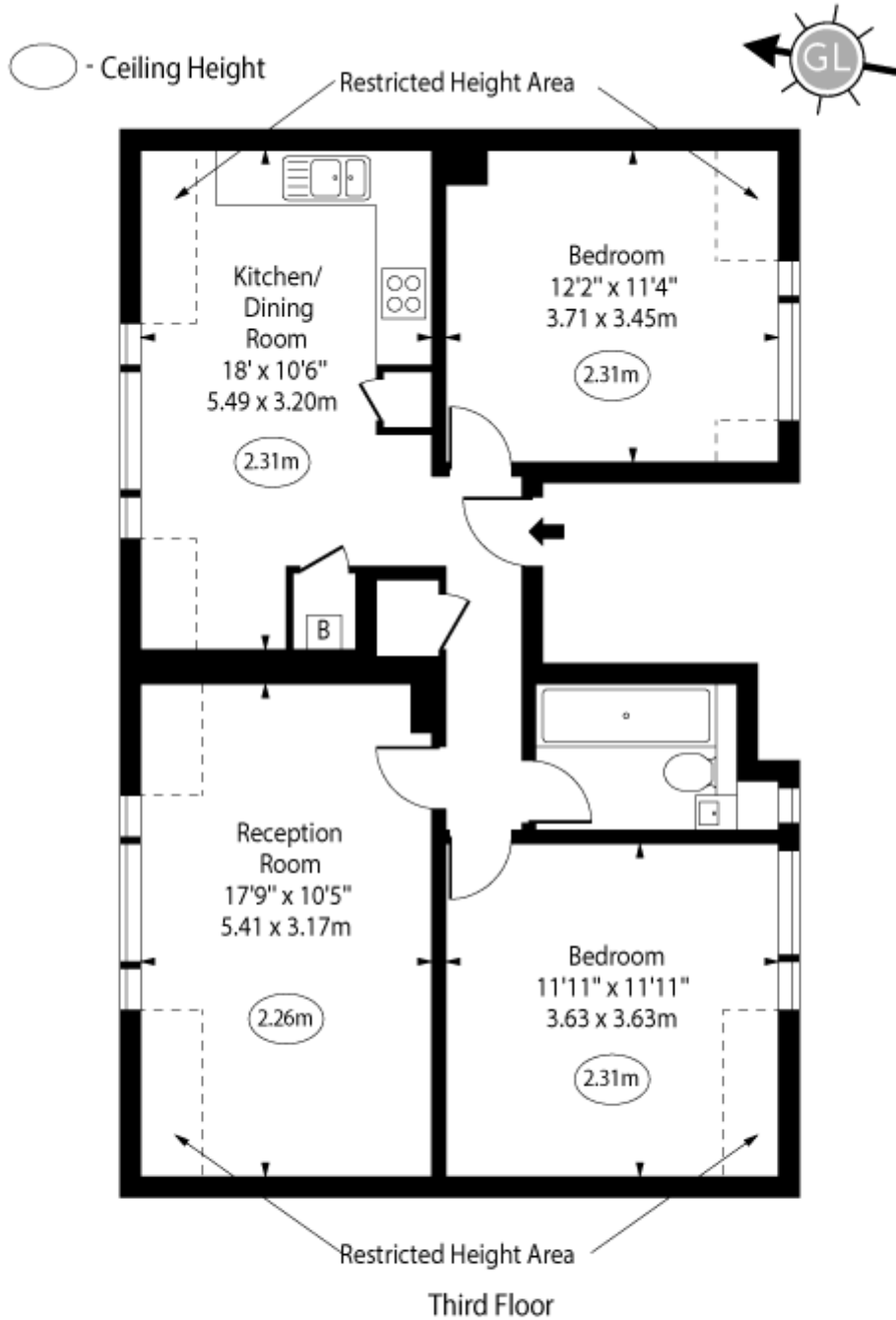
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Approx Gross Internal Area 702 Sq Ft - 65.22 Sq M

Approx. Floor Area Including Restricted Heights 772 Sq Ft - 71.72 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 023497M