



# Grosvenor Avenue

Highbury, N5

Asking Price £600,000

A stunning newly refurbished 2 double bedroom apartment set on the raised ground floor of this beautiful converted semi-detached Victorian villa.

CHESTERTONS



# Grosvenor Avenue

Highbury, N5

- Stunning 2 double bedroom apartment
- Open-plan kitchen/ reception room
- Large communal garden
- Superb access to both Canonbury and Highbury & Islington stations





A stunning newly refurbished 2 double bedroom apartment set on the raised ground floor of this beautiful converted semi-detached Victorian villa. Accommodation comprises open-plan kitchen/ reception room with ample space for a dining table, principal bedroom with built-in wardrobe, double second bedroom and main bathroom. The apartment is set to the rear of the building, away from the road and with views across the communal garden. 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.

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**Tenure:** Leasehold 122 years 3 months

**Service Charge:** £1280

**Ground Rent:** £Peppercorn

**Local Authority:** Islington Council

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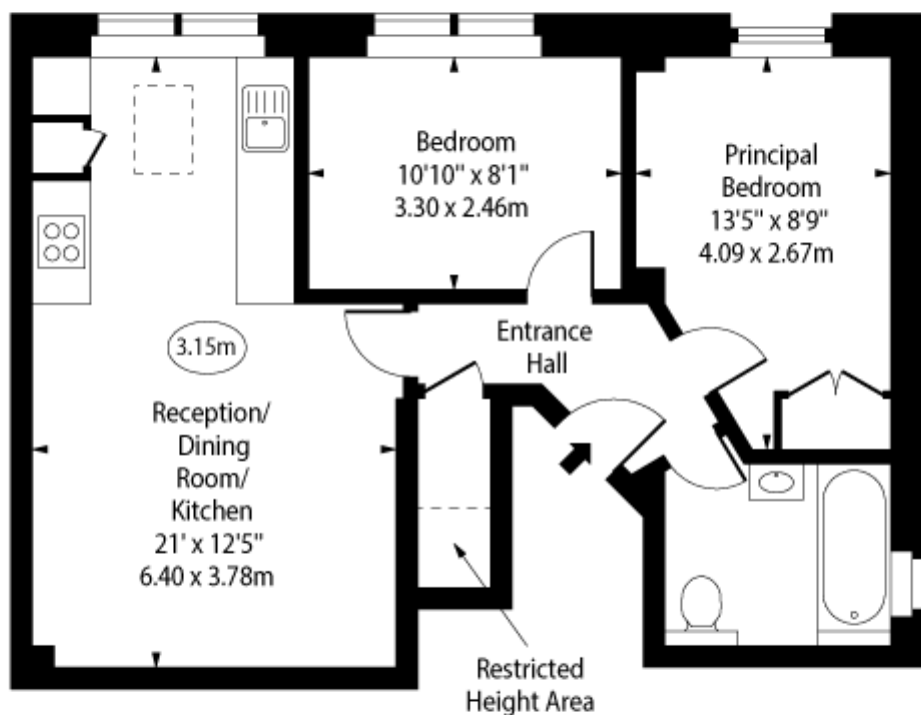
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## Grosvenor Avenue, N5



○ - Ceiling Height



Upper Ground Floor

Approx Gross Internal Area      548 Sq Ft - 50.91 Sq M

Approx. Floor Area Including Restricted Heights      556 Sq Ft - 51.65 Sq M

For Illustration Purposes Only - Not To Scale

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