

Grosvenor Avenue

N5

Asking Price £700,000

A stunning newly refurbished 2 double bedroom, 2 bathroom apartment benefitting from its own private entrance with accommodation arranged across the lower ground floor of this beautiful converted semi-detached Victorian villa.







Grosvenor Avenue

N5

- Stunning 2 double bedroom apartment
- Principal bedroom with en-suite shower room
- Open-plan kitchen/ reception room
- Own private entrance
- Large communal garden
- Superb access to both Canonbury and Highbury & Islington stations

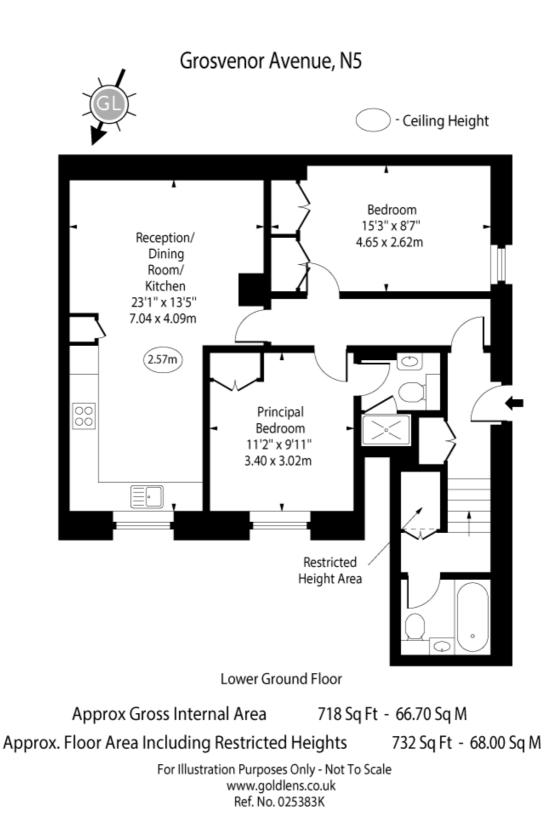


A stunning newly refurbished 2 double bedroom, 2 bathroom apartment benefitting from its own private entrance and a large communal rear garden, with accommodation arranged across the lower ground floor of this beautiful converted semi-detached Victorian villa. Accommodation comprises L-shaped open-plan kitchen/ reception room with ample space for a dining table, principal bedroom with built-in wardrobe and en-suite shower room, double second bedroom also with built-in wardrobes and a rather charming main bathroom. 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 122 years 3 months Service Charge: £1550 Ground Rent: £Peppercorn Local Authority: Islington Council

Chestertons Islington Sales

327-329 Upper Street Islington London N1 2XQ islington@chestertons.co.uk 020 7359 9777 chestertons.co.uk



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chestertons UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

