



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.



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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

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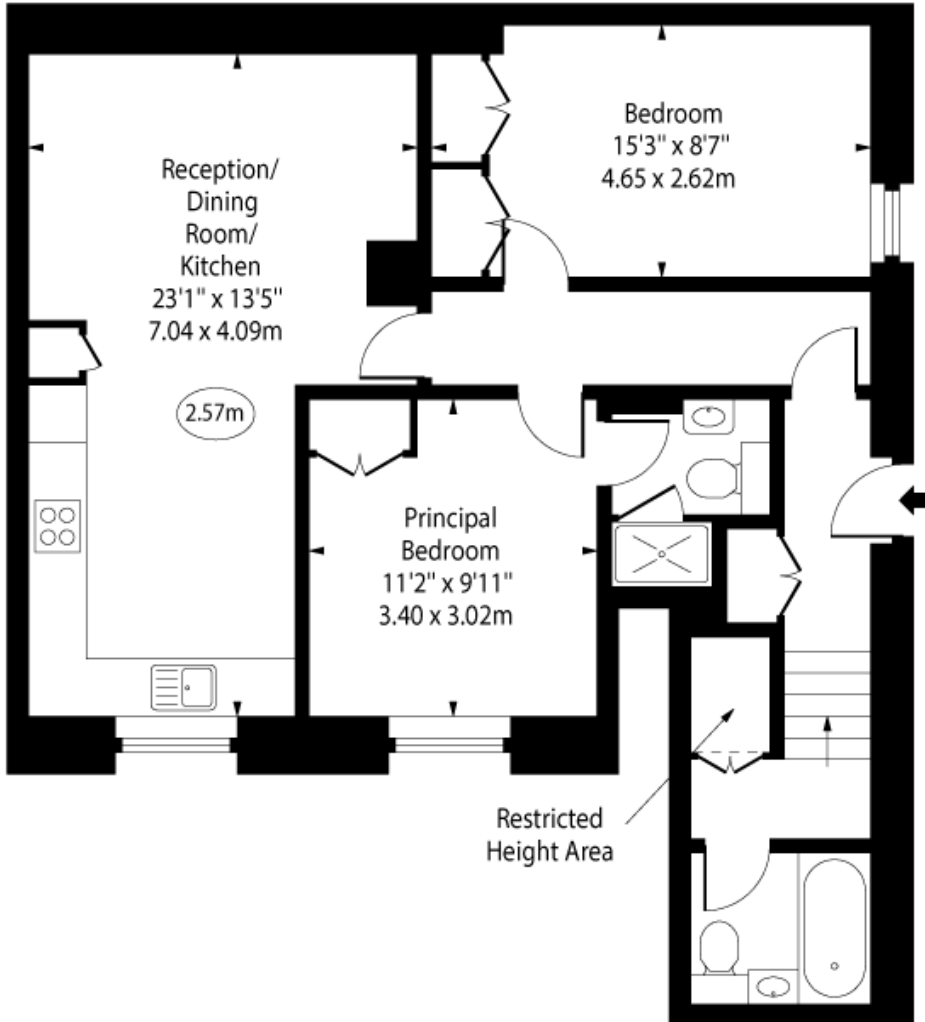
020 7359 9777

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○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 718 Sq Ft - 66.70 Sq M

Approx. Floor Area Including Restricted Heights 732 Sq Ft - 68.00 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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