



# LOVE LIVING

HACKNEY



139 Grosvenor Avenue, London, N5 2NH

£3,000 Per month



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# 139 Grosvenor Avenue

London, N5 2NH

- One bedroom apartment
- Full height doors opening directly onto the garden
- Clean modern kitchen
- Bright, open plan living space
- Private, enclosed rear garden
- Prime location

3 Months Let - All Bills Included! A one bedroom apartment set within a contemporary building on Grosvenor Avenue, set back from the road with a quiet, self-contained feel. The architecture is sharp and modern with exposed concrete interiors as you enter the communal hallway of the building and a beautifully designed live wall at the rear of the bringing nature to the development. Conveniently located moments away from the open green spaces Highbury Fields and all the local amenities of Newington Green.



£3,000 Per month



## The Indoors

The apartment is arranged on the ground floor of the development and accessed via an imposing front door. As you enter you immediately feel a sense of grandeur with high ceilings throughout with access leading you to all rooms. At the rear of the plan sits the kitchen, dining and sitting areas sit comfortably alongside one another, with full-height doors at the rear drawing in natural light. The kitchen is clean-lined and minimal, with handleless cabinetry and integrated appliances. Timber flooring runs throughout, adding warmth and grounding the space against the otherwise neutral palette. The front of the plan has a wonderful double bedroom with access onto a small courtyard and large wardrobes for storage. The bathroom is crisply finished with large-format stone tiling, a built-in bath with shower over, and brass fittings that bring a subtle contrast.

## The Outdoors

A private rear garden extends directly from the living space, decked and enclosed with timber screening. It's a usable, low maintenance outdoor area that works as an extension of the home. There is also a communal garden at the rear available for usage for residents.

## Loving The Location

Grosvenor Road is a quiet, residential street perfectly located within minutes of Stoke Newington, Clissold Park and Newington Green. At the heart of Newington Green is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village



atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

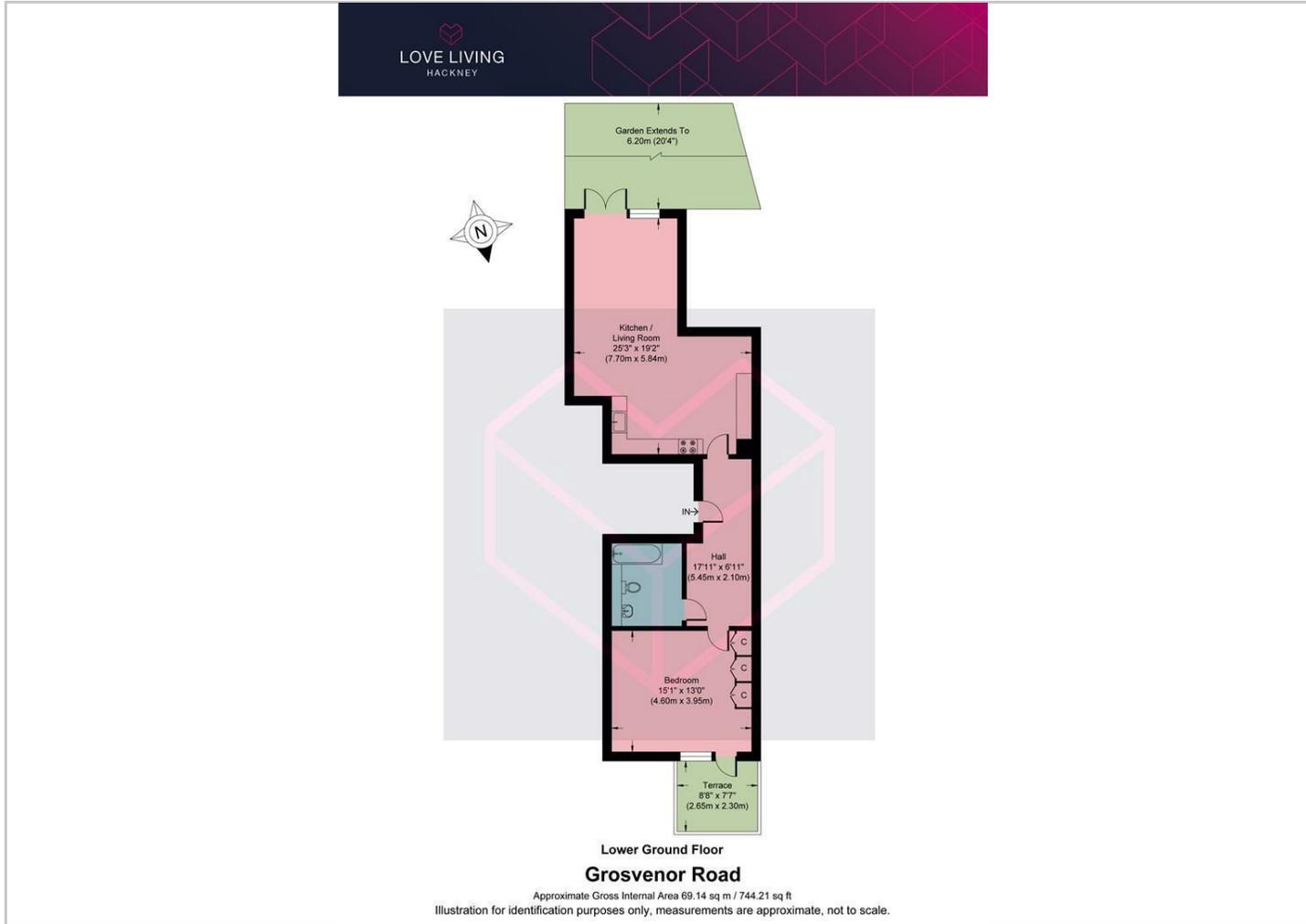
Church Street is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Clissold Park is a 55acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks. Highbury Fields is an elegant oasis, across Highbury Corner from the top of Upper Street, Islington's largest green space may be small by London park standards but it's a lovely spot for a morning stroll or afternoon picnic.





## Floor Plans



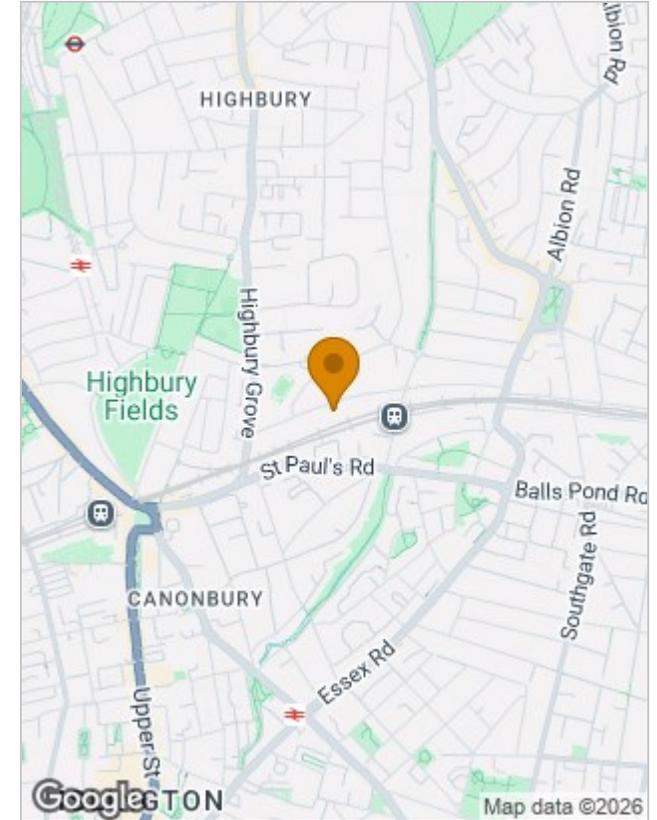
## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	