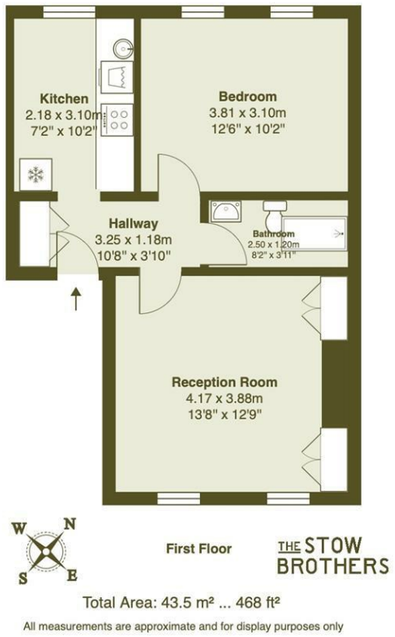


Total Area: 43.5 m² ... 468 ft²

All measurements are approximate and for display purposes only

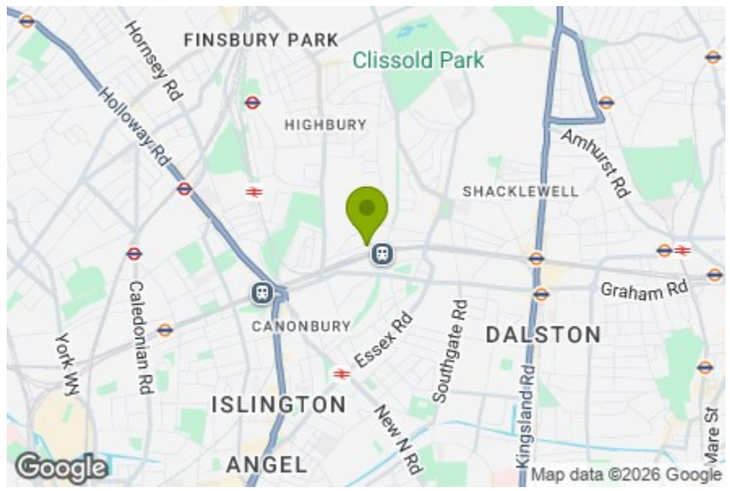
Hallway
10'7" x 3'10"

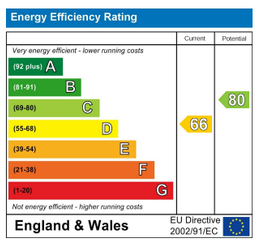
Kitchen
7'1" x 10'2"

Bedroom
12'5" x 10'2"

Bathroom
8'2" x 3'11"

Reception Room
13'8" x 12'8"





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GROSVENOR AVENUE, HIGHBURY

Offers In The Region Of £500,000 Leasehold

1 Bed Apartment - Conversion

Features:

- Classic Victorian conversion apartment
- Double Bedroom
- Sitting Room
- Sash Windows
- New Bathroom
- Moments from Highbury Fields
- Cannonbury Station approximately 0.2 miles away
- Excellent Islington location
- Separate kitchen
- Viewings highly recommended

Tucked away on a leafy residential street in the heart of Highbury, this beautiful one bedroom Victorian conversion apartment is full of period charm, natural light and thoughtful modern touches. With elegant sash windows, a separate kitchen and a stylish new bathroom, there's plenty to love inside. Step outside and you'll find Highbury Fields just moments away, while Islington's independent cafés, neighbourhood pubs and restaurants are all within easy reach.

REQUEST A VIEWING
0203 143 1433

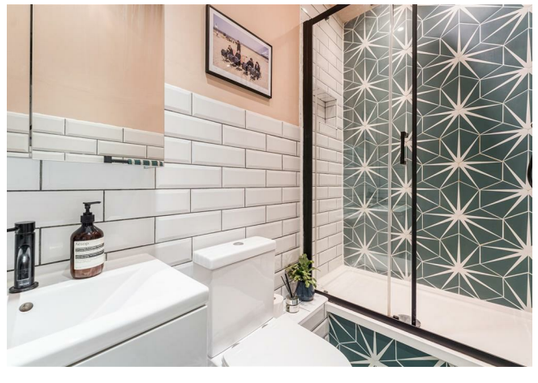














IF YOU LIVED HERE....

Step inside and you'll discover a bright and inviting sitting room, where high ceilings, timber flooring and two sash windows make an immediate impression. A decorative fireplace provides a lovely focal point, while the generous proportions leave plenty of room to relax, entertain or settle in with a good book. The colourful gallery wall brings personality to the space, and leafy views through the windows give the room a peaceful feel, despite being so close to the buzz of Islington.

The separate kitchen has a fresh, contemporary finish, with crisp white cabinetry, timber worktops and tiled splashbacks. Natural light pours in through the window, while there's even room for a little dining spot. The spacious double bedroom is equally inviting, with soft blue walls, two sash windows and fitted wardrobes. Completing the home is a beautifully finished new bathroom, where patterned floor tiles, contemporary black fittings and a bath with overhead shower bring a modern touch to this classic Victorian conversion.

WHAT ELSE?

- Highbury Fields is practically on your doorstep, perfect for morning runs, sunny afternoons and weekend strolls. Highbury Barn is another neighbourhood favourite, with independent spots including La Fromagerie, Godfrey's Butchers and the Highbury Barn Tavern.

- Canonbury Station is just a short walk away, offering London Overground connections across the capital. Highbury & Islington Station is also within walking distance, with the Victoria line making journeys into central London wonderfully straightforward.

- You're spoilt for choice when it comes to eating, drinking and exploring. Upper Street is packed with independent restaurants, cafés and lively pubs, while Newington Green is home to much-loved favourites Jolene and Perilla. Clissold Park and Stoke Newington Church Street are also nearby, giving you even more of north London's best neighbourhoods to explore.



A WORD FROM THE OWNER....

"We have genuinely loved living here for the last seven years, and this flat will always feel incredibly special to us.
When we were looking for our first home, we must have viewed over 50 flats, but this was the one we knew was right for us straight away. It's been the backdrop to so many happy memories, and we'll be very sad to say goodbye.
The location has been one of the things we've loved most. Canonbury Overground is a minute away and has been invaluable for getting around London so quickly. Closer to home, we've been spoilt for choice, whether it's a pint at the local Snooty Fox (or any of the incredible nearby pubs), a coffee and pastry from Jolene on Newington Green, or a short walk to Highbury and Upper Street with its huge choice of shops, restaurants and bars.
We've also been lucky to have some of the area's loveliest green spaces nearby, with both Clissold Park and Highbury Fields an easy walk away.
The flat itself is what really made us fall in love with it. It's rare to find a flat with so few compromises, with decent sized rooms throughout, a great layout and its own outdoor space. Storage is often a rarity in one-bed flats, but this one has plenty of it. Over the years we've redone the bathroom, redecorated and recently extended the lease too.
It really does feel like home and, if we could take it with us, we would. We hope the next owners will be as happy here as we have been. You will love living here."

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0203 143 1433

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