



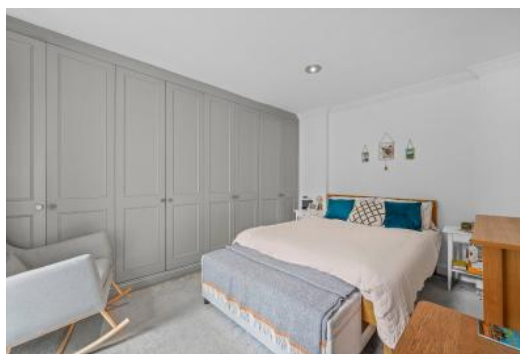
Grosvenor Avenue

Islington, N5

Asking Price £750,000

A well-proportioned & bright two double bedroom period maisonette with its own private front and rear patio space located on a quiet tree lined street moments from Canonbury Overground station.

CHESTERTONS



Grosvenor Avenue

Islington, N5

- Well proportioned & bright period maisonette
- Two double bedrooms
- Two bathrooms
- Private front & rear patio spaces
- Poets Road Conservation area
- Moments from Canonbury Overground station



A well-proportioned & bright two double bedroom period maisonette with its own private front and rear patio space located on a quiet tree lined street moments from Canonbury Overground station.

The fantastic maisonette benefits from its own front door and comprises, bright reception room with bay window and room for a dining table, a well-equipped modern kitchen space, principal bedroom with a large amount of built-in wardrobes and direct access to the private patio space and further communal gardens, a modern tiled family bathroom and 2nd double bedroom with a stylish ensuite shower room. This home is located in the Poets Road Conservation area.

Grosvenor Avenue is a popular tree lined road between Highbury Grove and Newington Green Road, affording superb access to the greenery of Clissold Park, alongside the trendy cafes, restaurants and bars found at Highbury Park, Stoke Newington Church Street and Newington Green. Transport can be found at Canonbury Station (London Overground), with a number of bus routes running on Green Lanes and from Newington Green. Highbury & Islington is the closest Underground station, sitting on the Victoria Line and with National Rail trains.

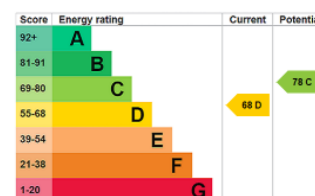
Tenure: Leasehold 150 years 8 months

Service Charge: £425.68 Responsible for 25% of any shared costs. The £425.68pa is

Ground Rent: £0 for buildings insurance

Local Authority: Islington

Council Tax Band: E



Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

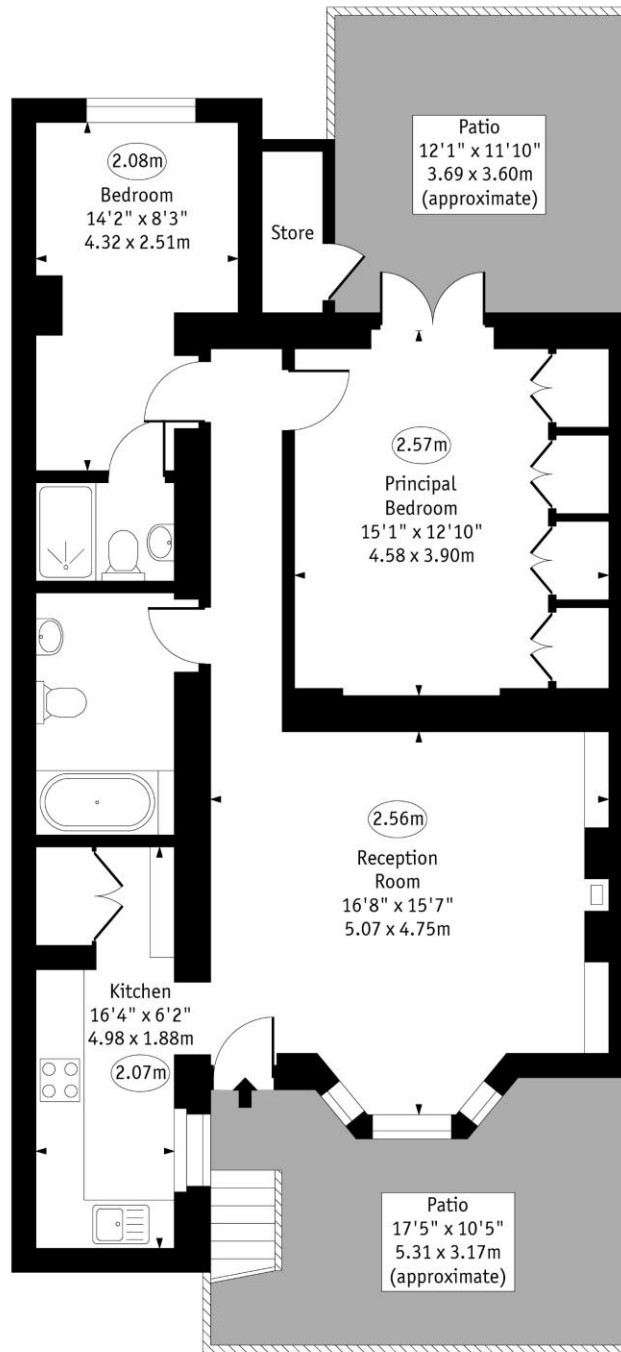
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Grosvenor Avenue, N5 2NP

○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 810 Sq Ft - 75.25 Sq M
(Excluding Store)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 031744JH

