



## Grosvenor Avenue, N5

£725,000

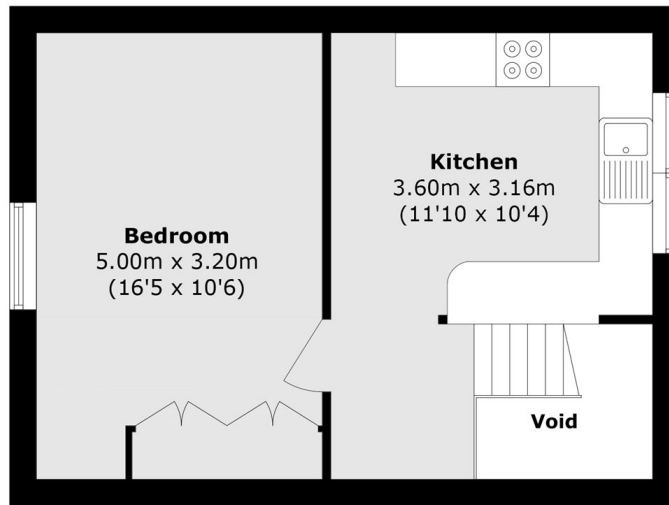
A spacious two-bedroom flat arranged over the top two floors of a Victorian conversion. Offering over 800 sq ft of well-appointed living space, the property features a large reception room and a separate kitchen. Also being sold with a private section of the rear garden.

This flat is ideally located for access to Canonbury station (overground) which is just around the corner where you are one stop from Highbury and Islington (Victoria line). Newington Green is also within easy reach with all of its cafés, shops and eateries.

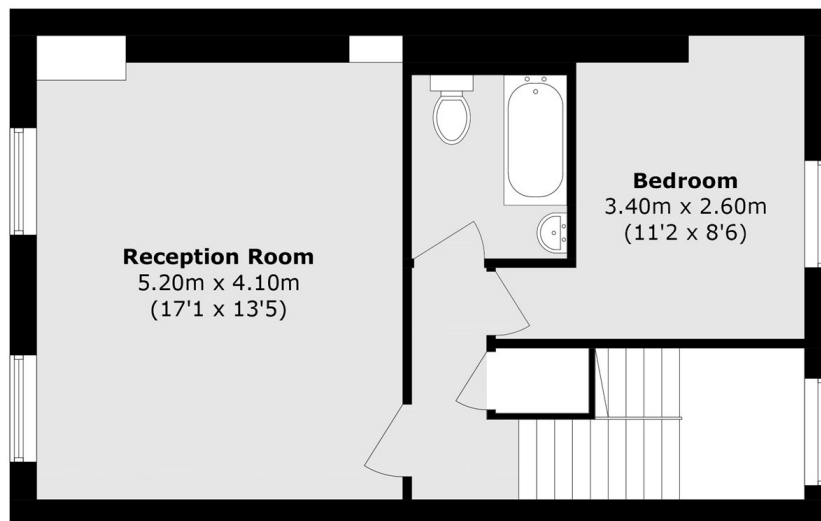
### Features

- Two Bedrooms
- Split-Level
- Victorian Conversion
- Top Two Floors
- Chain Free
- Private Garden

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**Third Floor**



**Second Floor**

Total area (approx.): 75.3 sq. m (810.5 sq. ft)  
(Excluding Void)