



PARKCHURCH HOUSE, GROSVENOR AVENUE, LONDON, N5
£595,000 SHARE OF FREEHOLD

BEAUTIFUL 2 BED FLAT WITH A CAR
PARKING SPACE IN THE HEART OF
CANONBURY.

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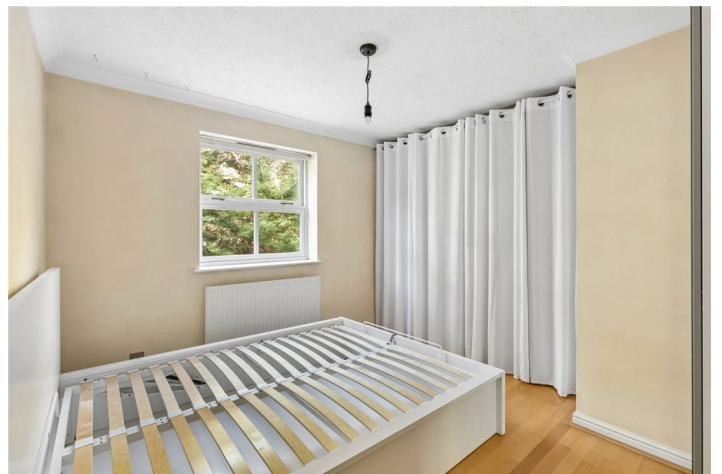
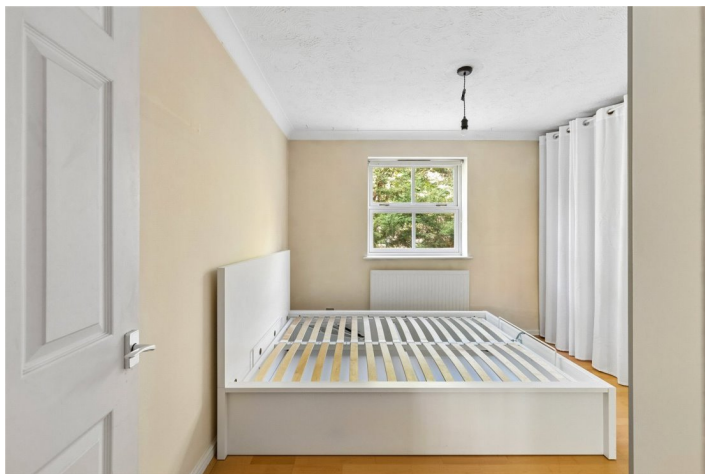


DESCRIPTION:

A well-arranged two-bedroom first-floor apartment in Parkchurch House, a purpose-built residential block on tree-lined Grosvenor Avenue. Extending to approximately 614 sq ft (57 sq m), the home combines a generous reception/dining room with a separate kitchen, two comfortably sized bedrooms and a bathroom. The reception room is a particular highlight, with broad glazing and French doors bringing in excellent natural light. The straightforward layout gives the principal living space a calm, open feel while keeping the kitchen and sleeping accommodation neatly separated. The fitted kitchen is arranged efficiently along two sides, with integrated cooking facilities, extensive cabinetry, worktop space and a window over the sink. Its separate position keeps the principal reception room flexible for both lounging and dining.

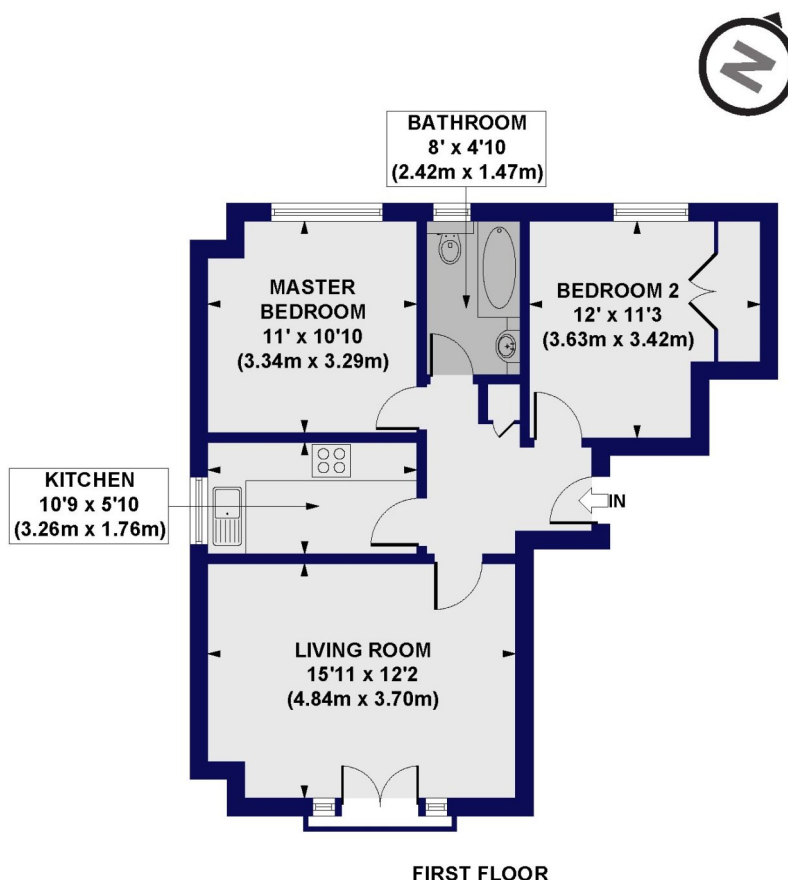
Parkchurch House is located on Grosvenor Avenue and is perfectly located for local, shops, cafes and restaurants situated nearby on Highbury Barn and Newington Green which are both well known for their village atmosphere. Upper Street, Dalston and Stoke Newington are also close by and provide a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are just a short distance away. Transport across London is made easy with overground links at nearby Canonbury, providing easy access to the City and East London, whilst Highbury and Islington (Victoria line) is the closest Underground link. Numerous good bus routes can also be found nearby.

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Parkchurch House, Grosvenor Avenue, N5
Approx. Gross Internal Floor Area 614 sq. ft / 57.00 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH260296>

Tenure: Share of Freehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £3267 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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