

FLAT C, GROSVENOR AVENUE, LONDON, N5
OIEO £450,000 LEASEHOLD

A WONDERFUL ONE BED PERIOD FLAT SITUATED ON A TREE-LINED ROAD IN Highbury

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DESCRIPTION:

This exceptional one bed flat is located on the first floor of a wonderful period terrace. The property offers a lovely light and airy feel with the reception room flooded in light through 2 large sash windows. The kitchen is located just off the living room providing a semi open plan social space which is perfect for entertaining. There's a family bathroom and a double bedroom to the rear providing views over the communal garden. The flat is offered in good condition throughout and benefits from inbuilt storage and well proportioned rooms.

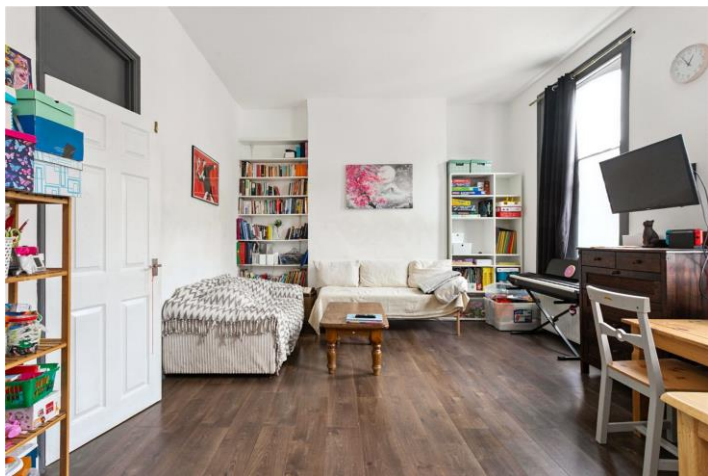
Grosvenor Avenue is perfectly located for local, shops, cafes and restaurants situated nearby on Newington green which is well known for its village atmosphere.

Upper Street is 1.1 miles away and provides a selection of boutique shops, and bars as well as theatres and a vibrant nightlife. The green spaces of Clissold park are just a short stroll away and transport across London is made easy with over ground links at Canonbury and Essex road providing easy access to the City and East London whilst Highbury and Islington (Victoria line) is the closest tube link.

Numerous bus routes are found nearby making access across London easy whilst international links are found at Kings Cross St Pancras.

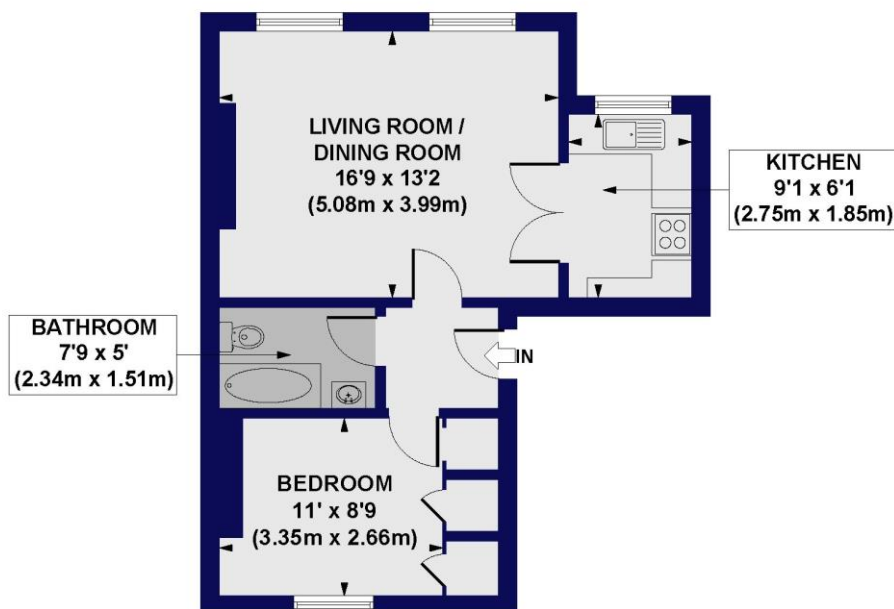
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Grosvenor Avenue, N5
Approx. Gross Internal Floor Area 478 sq. ft / 44.45 sq. m



FIRST FLOOR

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	67 D	78 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250101>

Tenure: Leasehold

Term: 113 year and 10 months

Service Charge: £385.35 per annum

Ground Rent: £ 10 Annually (subject to increase)

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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