



FLAT 10, AVENELL MANSIONS, AVENELL ROAD, LONDON, N5
£595,000 LEASEHOLD

**BEAUTIFUL 2 BEDROOM FLAT IDEALLY
LOCATED ON AVENELL ROAD IN N5**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

Some photographs have been digitally enhanced using AI for illustrative purposes.

Occupying a desirable position within the ever-popular Avenell Mansions, this beautifully bright two-bedroom

apartment is situated on the top floor and offers generous proportions, an abundance of natural light and, as it comes to the market on a chain-free basis, presents an exceptional opportunity to purchase a

home in the heart of Highbury.

Flooded with sunlight throughout the day, the apartment enjoys a wonderfully airy feel, with large sash windows framing attractive leafy views and allowing light to pour into every principal room. The spacious reception room is particularly impressive, offering an inviting space to relax or entertain while enjoying the peaceful outlook.

Both bedrooms are well proportioned and filled with natural light, creating calm and comfortable retreats. The separate kitchen is generously sized, with excellent storage and ample workspace. While perfectly functional, it would benefit from cosmetic upgrading, giving buyers the exciting opportunity to modernise the space and tailor it to their own taste without the need for extensive renovation.

A well-appointed family bathroom completes the accommodation. The property has been lovingly maintained over the years, and its bright interiors, excellent layout and scope to add value make it an especially appealing prospect for first-time buyers looking to secure a home in one of North London's most

desirable neighbourhoods.

Perfectly positioned on the sought-after Avenell Road, the apartment is just moments from the open spaces

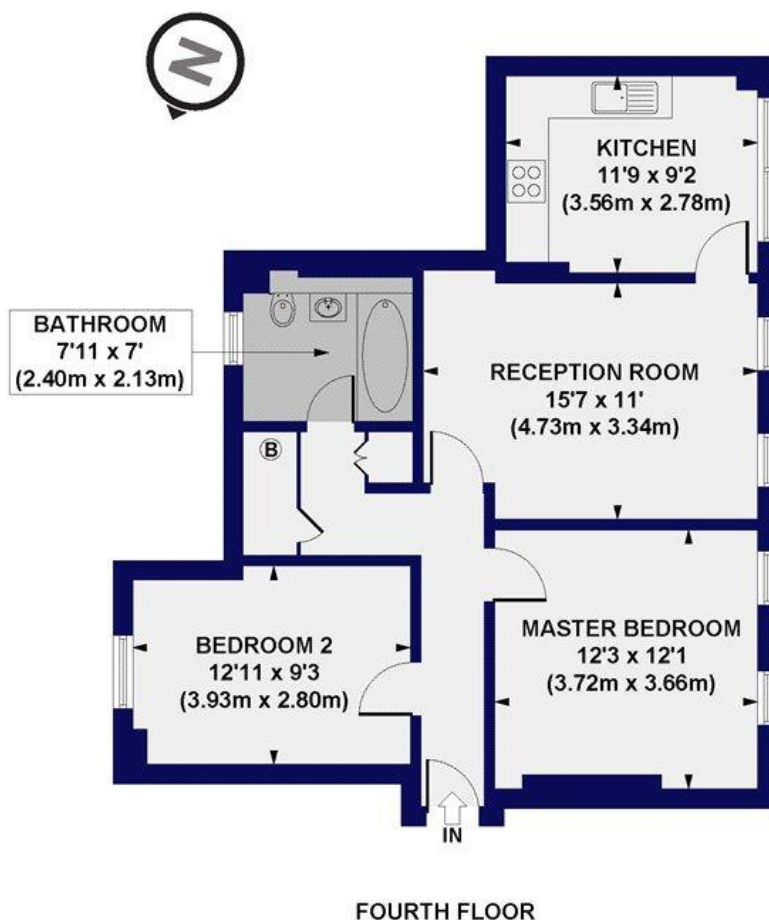
of Highbury Fields, with Arsenal Underground and Drayton Park stations close by, providing excellent transport links. The vibrant cafés, restaurants and boutiques of Highbury and Upper Street are also within easy reach.

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Avenell Mansions, Avenell Road, N5
Approx. Gross Internal Floor Area 717 sq. ft / 66.59 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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH260242>

Tenure: Leasehold

Term: 177 year and 9 months (Subject to change)

Service Charge: £1879.27 per annum (approx.)

Ground Rent: £ 10 Annually (Subject to review)

Council Tax Band: C

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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