



FLAT 18, HILLFIELD HOUSE, GROSVENOR AVENUE, LONDON, N5
£675,000 LEASEHOLD

STUNNING 3 BEDROOM HOME WITH BEAUTIFUL FRONT AND REAR GARDENS

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

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DESCRIPTION:

This is a beautiful split level three-bedroom maisonette, located moments from Canonbury Station and set back from the main road. Hillfield House offers an incredibly quiet space whilst being moments from the hustle and bustle of Highbury Barn, Newington Green and Upper Street. The ground floor benefits from a south facing reception/dining room as well as a separate family sized kitchen which provides ample storage and worktop space. Upstairs offers two double bedrooms, one smaller double and a generous family bathroom and they all feel bright and airy thanks to the natural light streaming through the windows in each room.

The most amazing and unique features of this home are the two separate gardens that are beautifully landscaped. The garden to the front benefits from the sun in the early stages of the day whilst the rear garden captures the evening sunshine resulting in plenty of light throughout.

Hillfield 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.

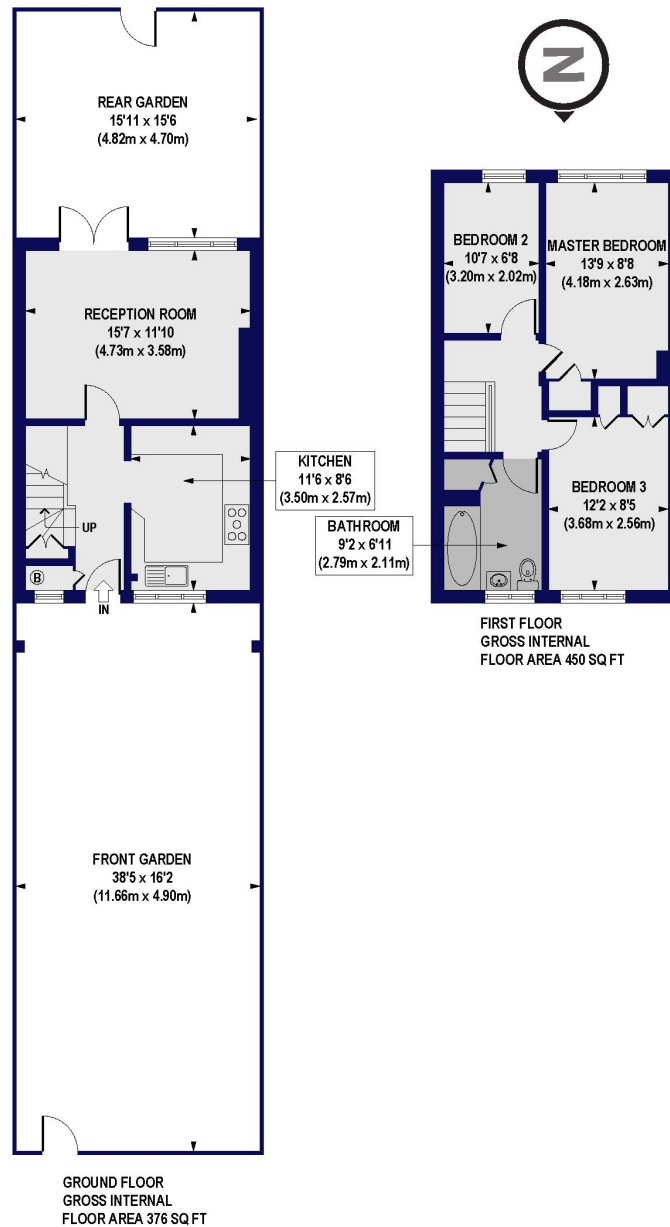
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Approx. Gross Internal Floor Area 826 sq. ft / 76.72 sq. m



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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250246>

Tenure: Leasehold

Term: 83 year and 0 months

Service Charge: £2100 per annum

Ground Rent: £ 0 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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