



AVENELL ROAD, LONDON, N5  
**£490,000 SHARE OF FREEHOLD**

**A BEAUTIFUL, TWO BEDROOM PERIOD  
 CONVERSION SET MOMENTS FROM THE  
 TUBE IN HIGHBURY, N5.**

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## DESCRIPTION:

A spacious, two double bedroom period conversion set across the first floor of this handsome, end of terrace Victorian House in Highbury, N5. Standing close to 570 sqft, the property is presented in good condition throughout while retaining plentiful charm and character. Accommodation comprises of a wonderfully bright, open plan living room/kitchen featuring large sash windows allowing for an abundance of natural light to pour through. Both bedrooms are well proportioned and overlook the neighbouring gardens, the master benefiting from a small bay window creating a perfect work from home space. The property is completed with a modern family bathroom and a share of the freehold.

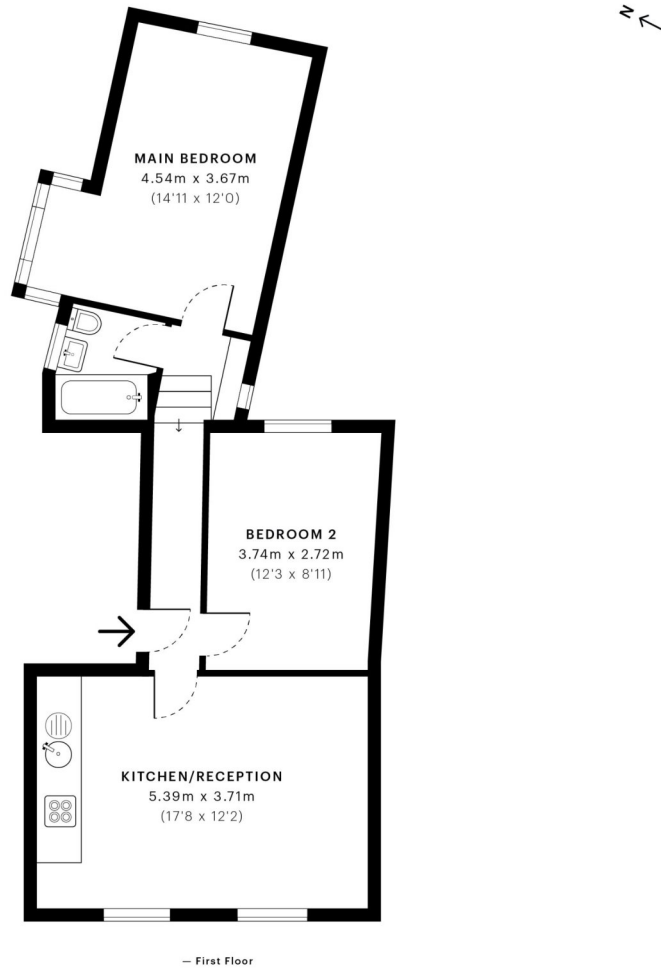
Avenell Road is set right across from the old Highbury Stadium. Known for its village atmosphere and tree lined streets. The area is also surrounded by some of the best schools in north London as well as other beautiful period conversions and the Highbury Barn locale. For the outdoor enthusiast there are several sporting options nearby with Finsbury Park, Clissold Park and Highbury Fields offering wonderful spaces for recreation, and Gillespie Nature reserve and the Parkland walk for a leisurely stroll. Transport links are amongst some of the best in London with the Finsbury Park hub (Victoria and Piccadilly lines and over ground services and substantial bus network) offering speedy access to Upper Street, the City, the West End and International rail services at King's Cross St Pancras.

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
52.98 sqm / 570.27 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
51.59 sqm / 555.31 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 53.42 sqm / 575.01 sqft  
IPMS 3C RESIDENTIAL 52.08 sqm / 560.58 sqft

SPEC ID: 6128a20999595e0de047db03

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.

