



TOP FLOOR, AVENELL ROAD, LONDON, N5
£785,000

**A BEAUTIFULLY PRESENTED, TWO DOUBLE
 BEDROOM, TWO BATHROOM PERIOD
 CONVERSION IN Highbury, N5.**

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DESCRIPTION:

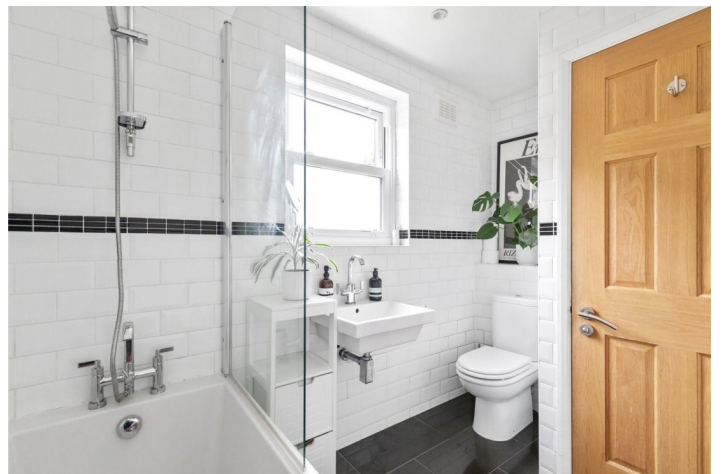
A stunning, two double bedrooms, two-bathroom, period conversion set across the first and second floor of this handsome Victorian building in Highbury, N5. Standing at an impressive 940 sqft, the property has been finished to the highest of standards whilst offering flexible accommodation should anyone need to work from home. The first floor consists of a wonderfully bright, east facing reception room complete with feature fireplace. The good sized eat-in kitchen can be found at the rear of the property that leads through to the family bathroom. Both bedrooms are genuine double bedrooms and positioned on separate floors; the master situated on the second floor with ample built in storage and a further ensuite bathroom.

Avenell Road is a tree-lined street in the Blackstock triangle which is renowned for its neighbourly feel. Furthermore, the property falls within proximity of several local schools rated "Outstanding" by Ofsted including the very popular Gillespie and Ambler Schools.

The property is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops on Blackstock Road and Highbury Barn, as well as being in easy reach of three local parks Clissold Park, Finsbury Park and Highbury Park, Gillespie Nature Reserve and the 11 acre Woodbury Wetland Nature Reserve. Upper Street is only a short distance away and transport links are some of the best around with Arsenal station (0.2 miles away) providing the Piccadilly line and Finsbury Park (0.4 miles away) offering overground services (including the Thameslink network serving the City and Gatwick Airport) and underground services on the Victoria line.

Drayton Park further provides direct links to Moorgate whilst numerous bus routes offer effortless transport to the City and West End.

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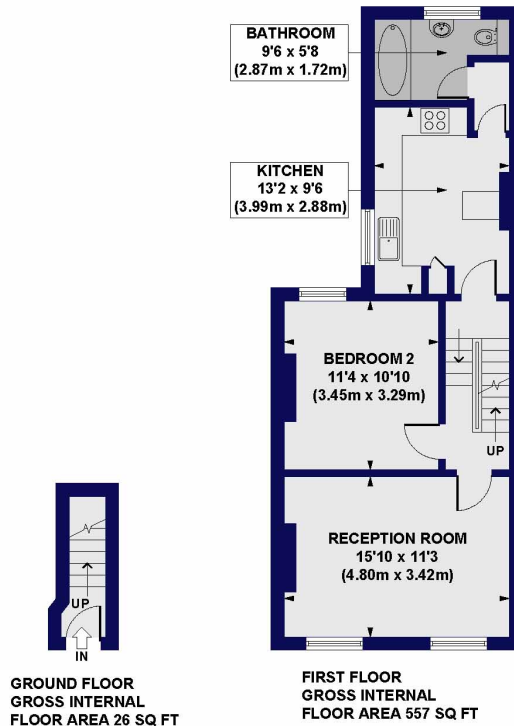
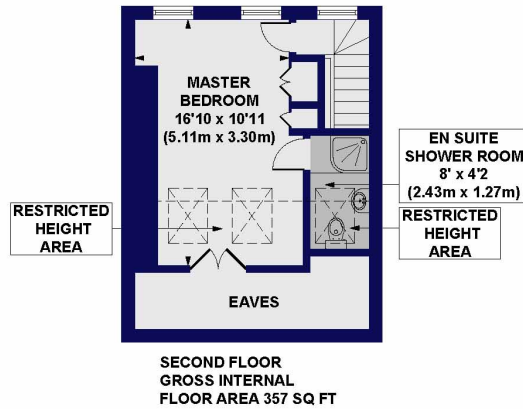


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Avenell Road, N5

Approx. Gross Internal Floor Area 940 sq. ft / 87.34 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 793 sq. ft / 73.64 sq. m (Excluding Restricted Height Area & Eaves)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 26 SQ FT

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	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250295>

Tenure: To be advised

Term: 0 year and 0 months

Service Charge: £0 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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