



GROSVENOR AVENUE, LONDON, N5
£450,000 LEASEHOLD

A SUPERB ONE BEDROOM PERIOD CONVERSION WITH GARDEN

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

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DESCRIPTION:

We are delighted to present to the market, this stunning one-bedroom garden flat that spans in excess of 650sqft . The property is presented in good condition throughout and is offered to the market on a chain-free basis. Accessed via a private front door, the property provides the most fantastic lateral space which offers well-proportioned and light filled rooms.

Accommodation consists of a bright and spacious double bedroom which has plenty of built in storage. The open plan kitchen and living room offers fantastic entertaining space and overlooks the wonderful rear garden. Beyond the living room, there is a separate room that would make the perfect work from home office. The family sized bathroom is of a contemporary design and completes the internal accommodation. The flat further benefits from an amazing private section of the garden which is accessed directly from the flat.

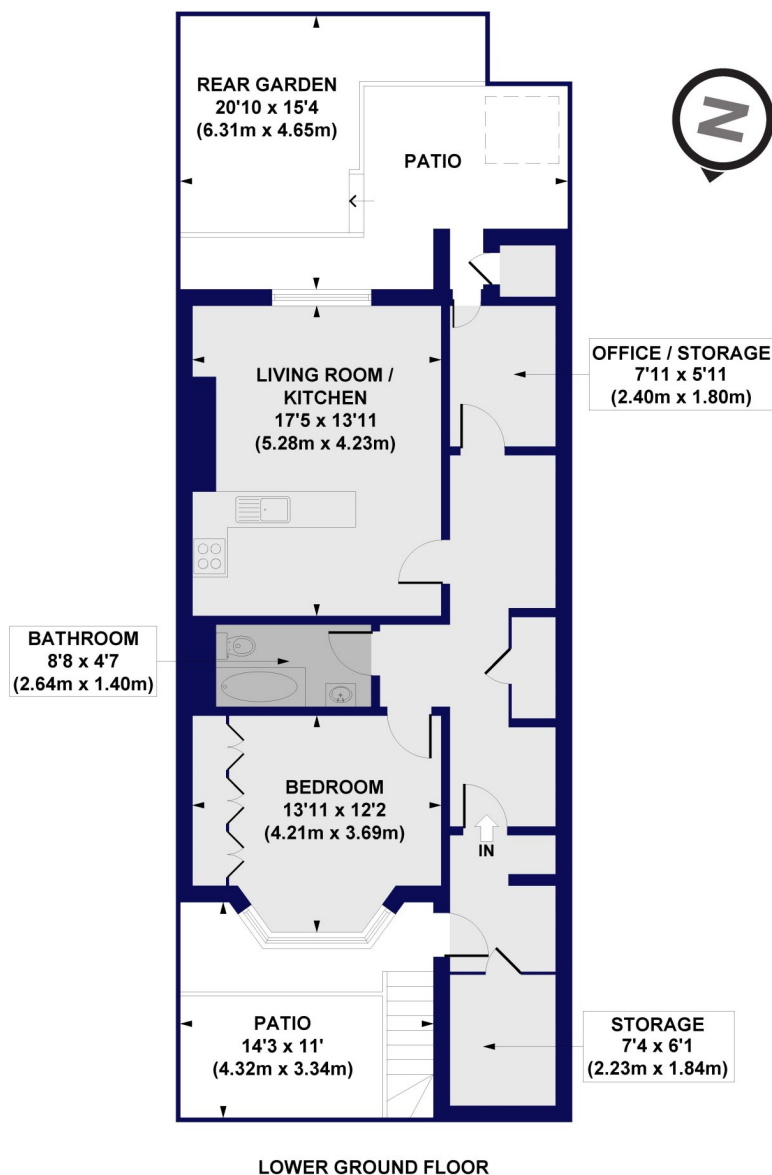
Grosvenor Avenue is perfectly located for local, shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere. Upper Street is 0.5 miles away and provides a selection of boutique shops, and bars as well as theatres and a vibrant nightlife. The green spaces 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.

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Grosvenor Avenue, N5
Approx. Gross Internal Floor Area 654 sq. ft / 60.76 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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH260142>

Tenure: Leasehold

Term: 86 year and 8 months (Subject to change)

Service Charge: £1000 per annum (approx.)

Ground Rent: £ 10 Annually (Subject to review)

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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