



UPPER MAISONETTE, AVENELL ROAD, LONDON, N5
£725,000 SHARE OF FREEHOLD

**A SPACIOUS, TWO DOUBLE BEDROOM, TWO
 BATHROOM APARTMENT IN Highbury IN
 NEED OF MODERNISATION.**

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DESCRIPTION:

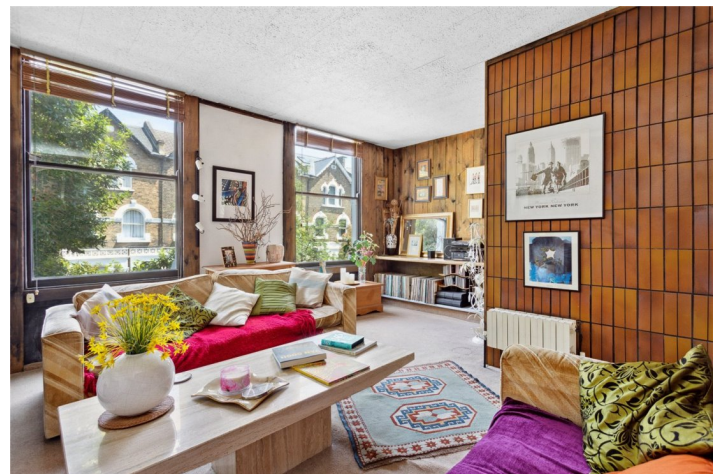
A charming, two double bedroom, two-bathroom apartment set on the first and second floor of this handsome Victorian building in Highbury, N5. Standing at an impressive 938 sqft, the property offers well proportioned rooms throughout, and gives any potential purchaser an exciting opportunity to put their own stamp on it. Accommodation comprises of a wonderfully bright reception room spanning the full width of the front of the building and a feature fireplace. The kitchen placed directly behind has plentiful worktop and cupboard space, with tranquil views across neighbouring gardens. Both bedrooms positioned on the top floor are doubles, a cleverly designed spiral staircase takes you there, while the property is completed with a family sized bathroom and separate shower room.

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.

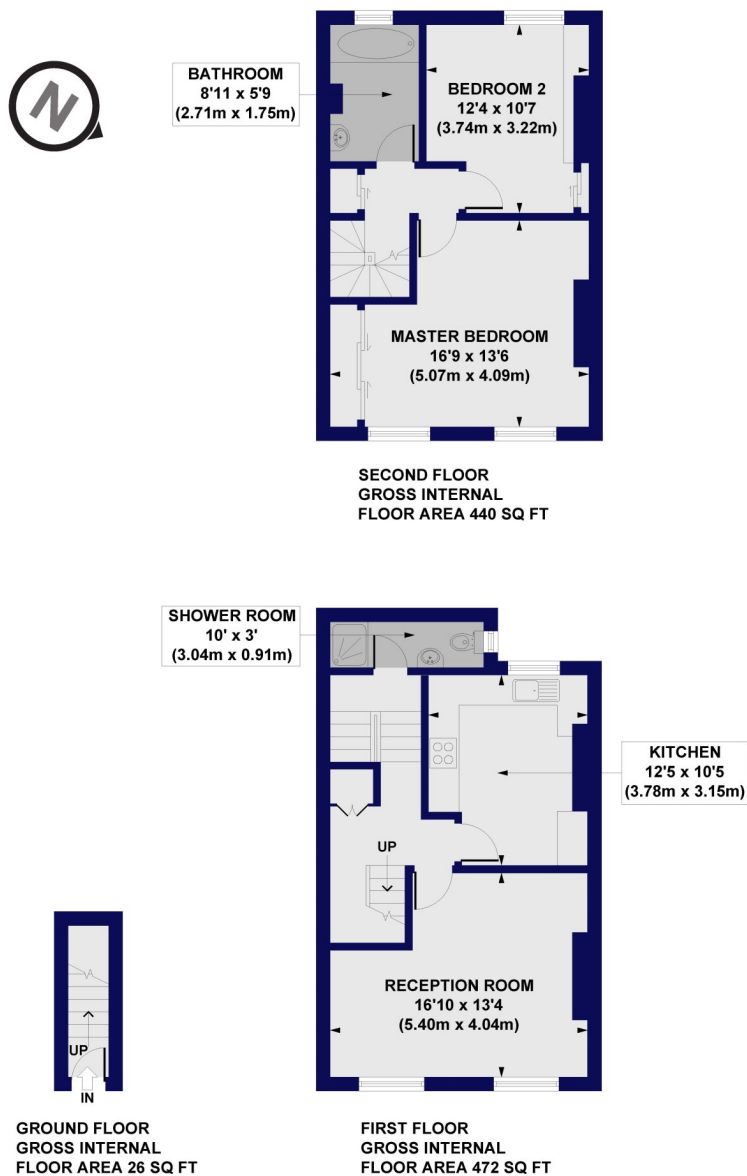
The property is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops as well as being in easy reach of three local parks and Gillespie nature reserve. Upper Street is only a short distance away and transport links are some of the best around with Arsenal station providing the Piccadilly line and Finsbury Park 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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Upper Maisonette, Avenell Road, N5
Approx. Gross Internal Floor Area 938 sq. ft / 87.15 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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HH240337>

Tenure: Share of Freehold

Term: 988 year and 7 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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