



Grosvenor Avenue, N5 2NP
£675,000

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asset

Grosvenor Avenue, N5 2NP

Introducing a well presented two bedroom flat, ideally situated on the second floor of this highly desirable Highbury location. Spanning approximately 895 sq ft / 83.1 sq m, the property is arranged over two levels and offers excellent living space throughout. Both bedrooms are well proportioned, while the impressive reception room is perfect for relaxing and entertaining, with high ceilings enhancing the sense of space and light. The separate modern kitchen offers ample room for a comfortable dining area. The property also benefits from a private section of the garden, ideal for hosting and enjoying the warmer months.

Grosvenor Avenue is ideally positioned for the independent shops, restaurants and cafés of Newington Green. Transport links are excellent, with Canonbury Overground just 0.1 miles away, providing easy connections across London, while numerous bus routes are also available from Newington Green.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Two Double Bedrooms
- Private Section Of The Garden (6.30m x 6m)
- Approx. 895 sq ft / 83.1 sq m
- Second Floor
- Split Level
- Victorian Conversion
- Amazing Location
- Great Transport links











Grosvenor Avenue, N5

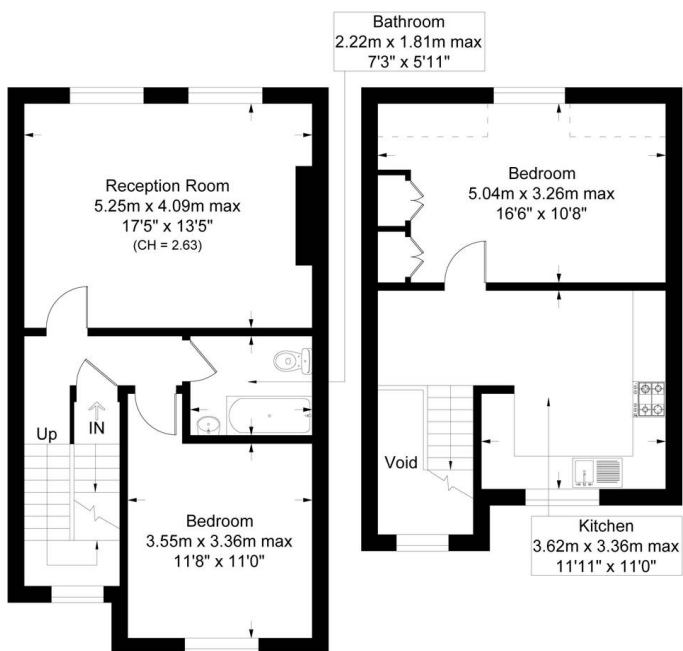
Approximate Gross Internal Area = 871 sq ft / 80.9 sq m

Reduced Headroom = 24 sq ft / 2.2 sq m

Total = 895 sq ft / 83.1 sq m

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Second Floor

Third Floor

scan to book
a viewing



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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has been exercised in the preparation of these particulars, about the property must not be taken as representations of fact. Prospective applicants should rely upon their own and those of professional advisers. David Andrew Estates liability for any error contained in these particulars.

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



safeagent