



BEAUTIFUL RAISED GROUND FLOOR APARTMENT ON A PRETTY TREE LINED STREET IN ISLINGTON

GROSVENOR AVENUE, Highbury, London, N5 2NR

Guide Price £530,000 - Share of Freehold



THIS PROPERTY IS IN EXCELLENT CONDITION AND CLOSE TO TRANSPORT LINKS.

Reception/kitchen • bedroom • bathroom •
storage cupboard • shared section of garden •
excellent condition • shared section of garden •
high ceilings • close to Canonbury station

Location

This apartment is located on the Raised ground floor of this elegant Victorian property, of this popular tree lined avenue. It is close to both Highbury & Islington tube station with its excellent links into the City and West End (Victoria Line / Overland) and close to Canonbury station with its quick connections East and West. The excellent shops at Highbury Barn and all the amenities of Upper Street are within easy reach, along with the pretty green space at Highbury Fields, with gym, swimming pool and tennis courts.

Description

This raised ground floor flat is located in a beautiful Victorian, well-maintained house on a sought after road in Islington. Entering the flat is a hallway which leads into a spacious reception room with high ceilings, wood floors and plenty of natural light. Also off the hallway is the bathroom with a smart white bathroom suite and plenty of storage. The open plan kitchen is modern, well equipped and in excellent condition. The double bedroom to the rear of the flat is a great size, again with high ceilings. There is a lovely section of garden which is shared with one other apartment.

This flat is extremely conveniently located near to Canonbury station and the fields and makes a wonderful home or investment property.

Viewing

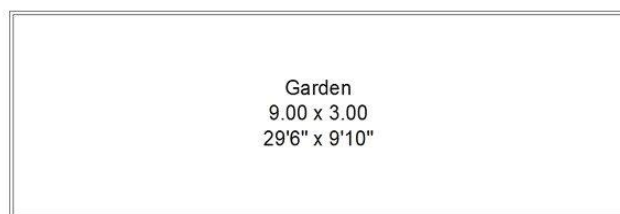
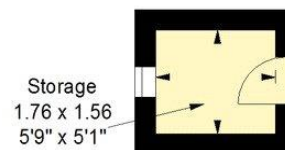
Strictly by appointment with Savills.



Grosvenor Avenue, N5

Approximate Gross Internal Area = 482 sq ft / 44.78 sqm

Approximate Gross Internal Area = 29 sq ft / 2.69 sqm
(Storage Area)



Raised Ground Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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Islington
James Davidson
james.davidson@savills.com
+44 (0) 207 226 1313

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC