

hotblack desiato

ESTATE AGENTS

GROSVENOR AVENUE, N5 2NN

£850,000



A remarkably spacious upper maisonette on the Canonbury/ Highbury borders; mere moments from Canonbury station. This spacious dwelling occupies the top three floors of a Victorian terrace and is fantastically located for the commuter. A flight of stairs from street level leads up to a utility room with laundry and drying area on the half landing. A kitchen/ dining room is on the next level, as well as a large sitting room. The next floor is home to an en suite bedroom and a family bathroom. At the top of the building is access to the roof terrace and to more doubles. The property would benefit from cosmetic improvement. Islington, Highbury Fields, Victoria and Overground Lines are all within easy reach.

- UPPER SPLIT LEVEL MAISONETTE
- FOUR BED TWO BATH
- KITCHEN DINER
- LIVING ROOM
- ROOF TERRACE
- EPC - E
- Leasehold (97 Years Remaining)
- Service Charge: £264 PA
- Ground Rent: £100 PA
- Council Tax: £2,152 (Band F)
- Approx. Sq Ft: 1,622 sq ft
- Rental Estimate: £650 Per Week





Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and so, fittings are approximate within 1% accuracy. For information purposes only.

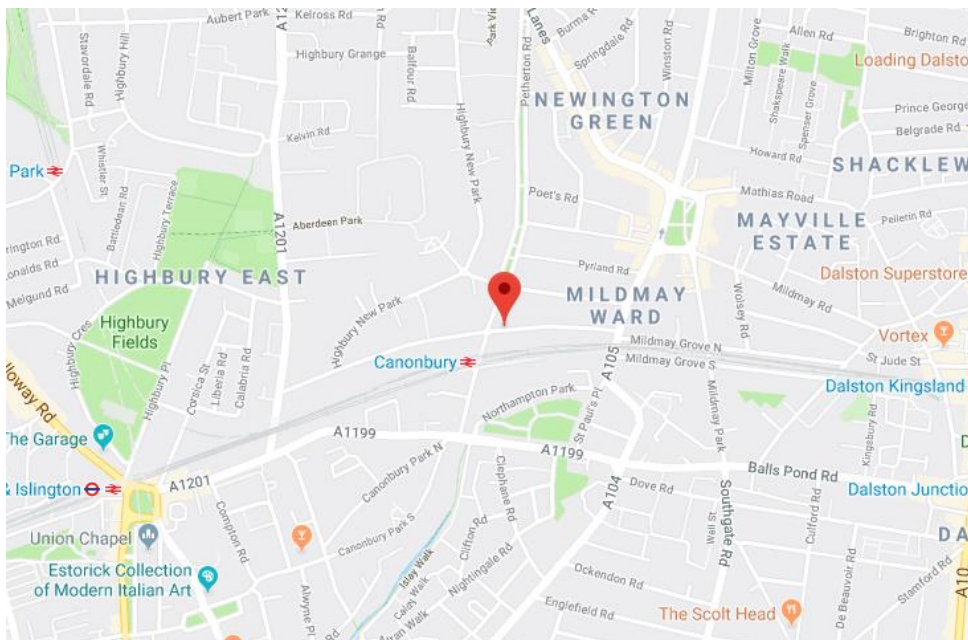
Walls with small angles shown straight. Not to be used as part of the design to buy. You must embark all details before purchase and only purchase when you have confirmed them. Price on application. For a 90 day licence to use this plan. No application fee.

Not to scale. E: www.made.london / Email: patrick@made.london / Tel: 07547 279001



INSIDER'S GUIDE - a perspective from the present owner

We bought Grosvenor Avenue many years ago as it was so much bigger than the houses we had looked at, and such a great location by Canonbury. We thought of converting the utility into a study or another bedroom but will leave this to the next owners if they fancy it. Before you ask, the Snooty Fox is actually a very good neighbour!



Canonbury (Overground) is 0.1 miles away

Highbury and Islington (Victoria and Overground) is 0.7 miles away

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