



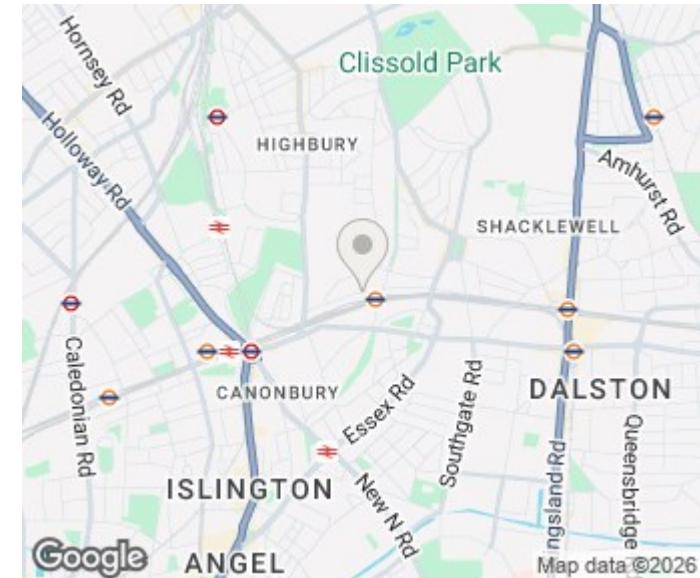
## GROSVENOR AVENUE, LONDON, N5 2 BED APARTMENT

£3,250

A larger than average (833sq foot) bright and spacious, renovated, split level, two double bedroom apartment situated within this impressive period conversion. The apartment comprises; an inviting living room with large sash windows allow an abundance of light to flood the room, separate fully integrated kitchen, two double bedrooms and a beautiful bespoke bathroom. The apartment further benefits; wooden flooring, immaculately kept by the present owner and has a private balcony.

Grosvenor Avenue is a beautiful tree lined street, affording superb access to the greenery of Clissold Park, Newington Green, alongside the trendy cafes, restaurants and bars found at Highbury Park, Stoke Newington Church Street and Newington Green & Upper Street. Transport can be found at Highbury & Islington (Underground) and Canonbury Station (London Overground), with a number of bus routes running on Green Lanes and from Newington Green.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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