

Wild & Co.

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Grosvenor Avenue, N5 2NP

Wild & Co. are delighted to present this one bedroom garden flat, located along a lovely leafy residential road, moments away from Canonbury Station.

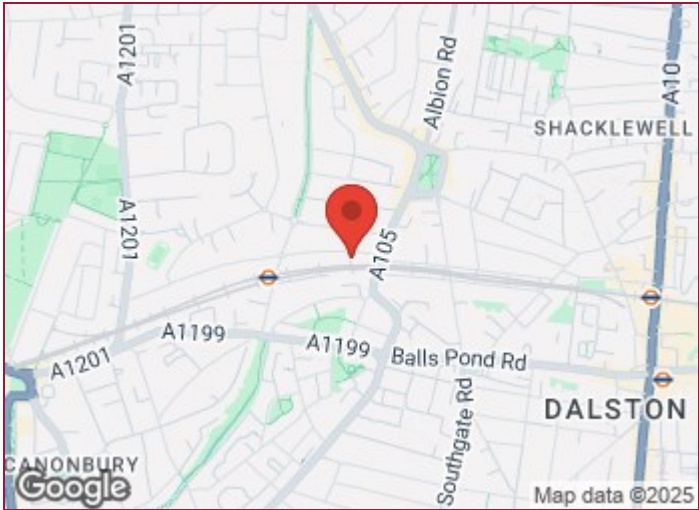
This property consists of; one double bedroom, tiled en-suite shower room, open plan kitchen and lounge, the kitchen comes fully fitted with white goods and various storage spaces throughout. This property also benefits from a fantastic communal patio garden along with a stairway leading to another garden below. Grosvenor Avenue is located on a quiet residential street in the heart of Canonbury, which is only two minutes walk away from the actual Canonbury Station. Also, this property has many shops, bars and restaurants closely located and various other transport links connecting the property to Newington Green and Highbury & Islington with ease.

£1,600 Per Month |

Grosvenor Avenue, N5 2NP



- One bedroom garden flat
- Tiled en-suite shower room
- Transport links to Newington Green and Highbury & Islington
- Moments away from Canonbury Station
- Open plan kitchen and lounge
- Available now
- Double bedroom
- Communal patio garden along with a stairway leading garden



Directions
Off Newington Green Road (A105)



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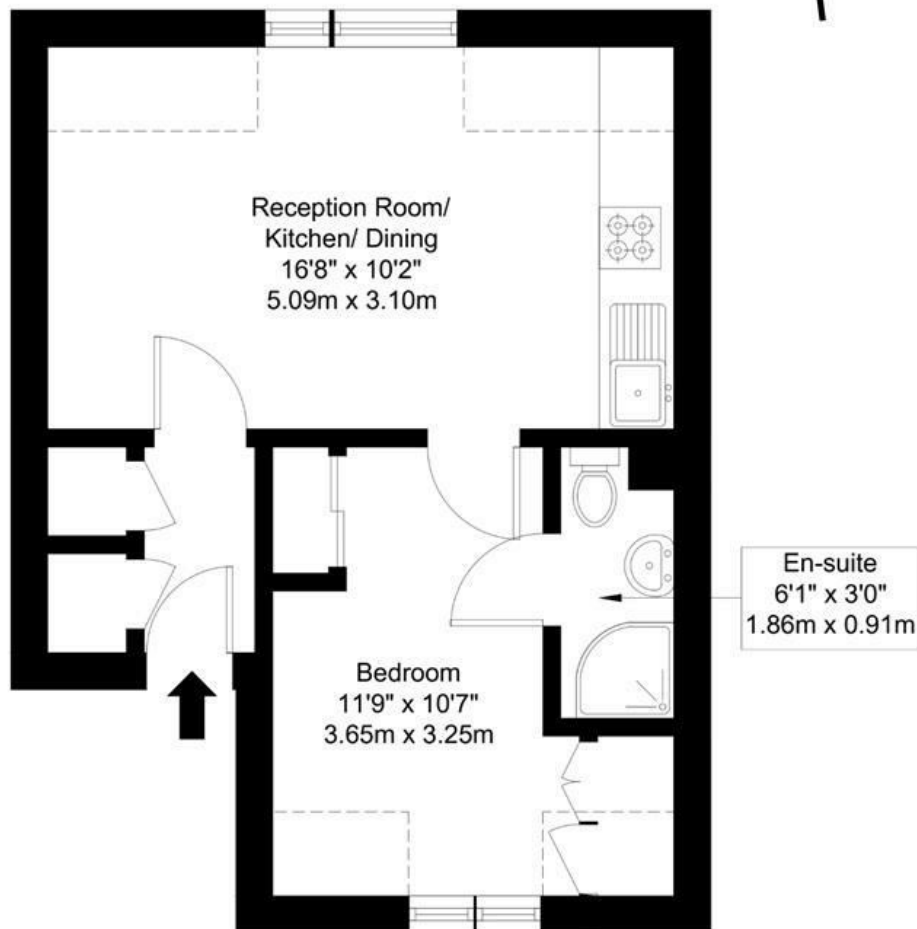
Approx Gross Internal Area = 27.7 sq m / 298 sq ft

Restricted Head Height = 3.8 sq m / 40 sq ft

Total = 31.5 sq m / 339 sq ft



= Reduced headroom below 1.5m / 5'0



Third Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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