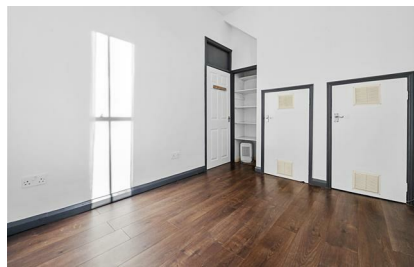




**M&M**  
PROPERTY

## Grosvenor Avenue, N5

**£2,000 PCM**



SHORT LET: AVAILABLE UNTIL 2nd APRIL - A very impressive one bedroom period conversion arranged over the first floor. Located between Canonbury Station and the Newington Green Village, this property offers access to the local amenities and fantastic transport links connecting to all corners of the city. Comprising a spacious open plan reception with a very stylish integrated kitchen that dominates one wall, a three piece bathroom with shower over the bath and a double bedroom at the rear of the house, overlooking the peaceful gardens below and hosting great fitted storage. This property is a beautiful home for any professional single or couple that want to enjoy the peaceful lifestyle of the Canonbury area, whilst maintaining the close proximity to hotspots such as Islington Upper Street, Dalston and Shoreditch. Newington Green plays host to a number of bus routes, including a 24hr night bus that connects right through the West End.

### FOR FURTHER INFORMATION

Please call  
**M & M PROPERTY**  
on **020 7704 0664**

**M&M Property** | Sales, Lettings and Property Management

T 020 7704 0664 | F 020 7704 0736 | [enquiries@mandmproperty.co.uk](mailto:enquiries@mandmproperty.co.uk)

97 Newington Green Road, Islington, London N1 4QX | [mandmproperty.co.uk](http://mandmproperty.co.uk)

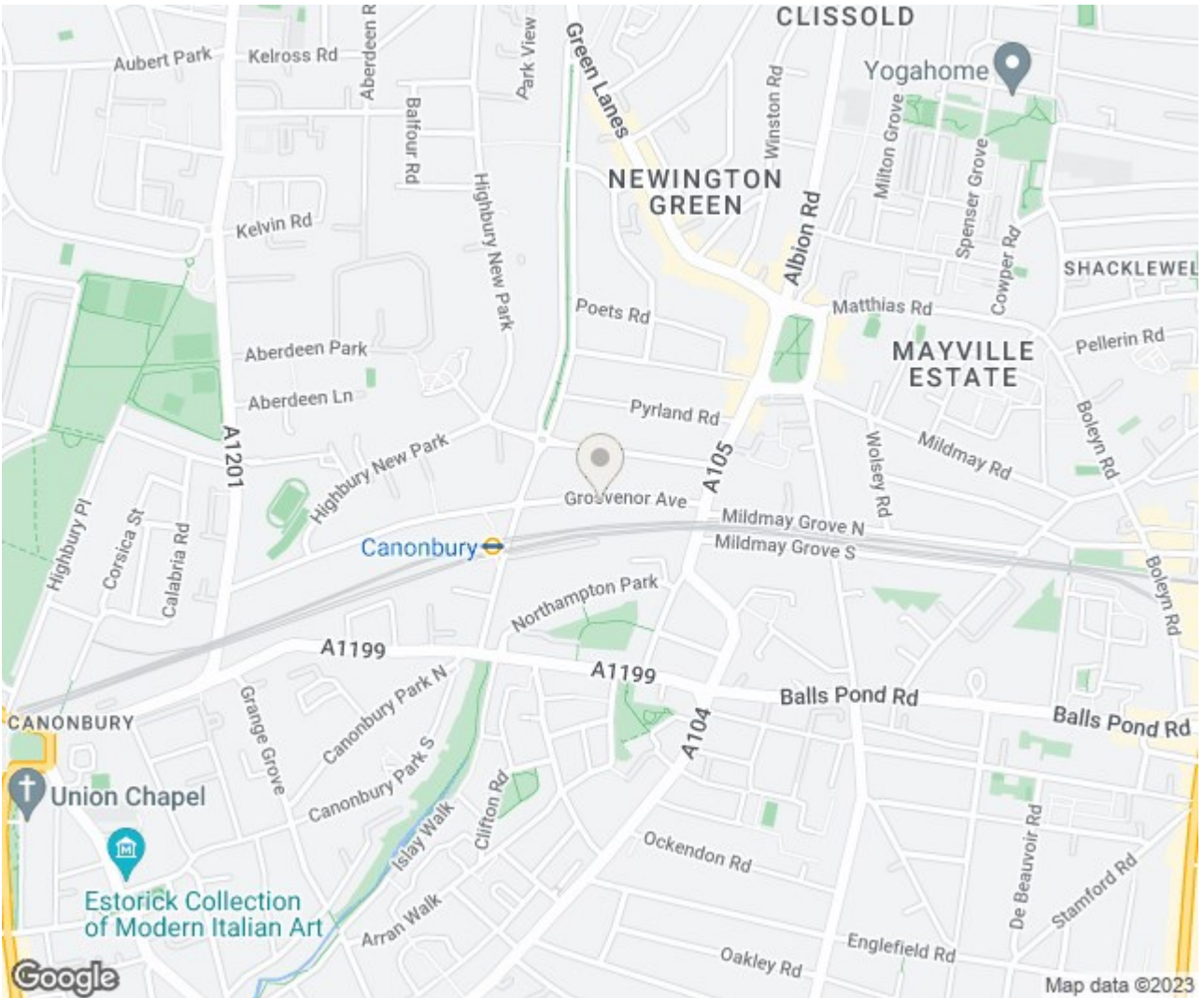


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.