



Avenell Road, Highbury, N5 1BH

Guide Price **£865,000**

**DAVID
ANDREW**

your
most
valuable
asset

Avenell Road, Highbury, N5 1BH

A substantial and well presented split-level two bedroom maisonette in Highbury, set across the upper floors of an attractive period conversion spanning 1018 sq ft (94.6 sqm), and offered with a share of freehold.

The property benefits from its own private raised ground-floor entrance, providing direct access into the home and a greater sense of privacy and "house-like" feeling. The first floor features a large and bright reception room enhanced by high ceilings, a feature fireplace, and large bay windows that allows for an abundance of natural light throughout. The kitchen is generously sized, and offers ample space for cooking and dining. A modern four-piece family bathroom is also located on this level. Between the first and second floor, there is access to a fantastic private east-facing terrace, perfect for entertaining and relaxing. The upper floor comprises two spacious double bedrooms, both with built-in storage.

Positioned in a highly desirable location, residents enjoy easy access to Highbury's vibrant cafés, boutiques, restaurants and the green open spaces of Highbury Fields and Clissold Park, with excellent transport links via Highbury & Islington, Arsenal and Finsbury Park stations.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Impressive Split-Level Maisonette with Private Entrance
- 1018 sq ft / 94 sq m - Internal Living Area
- Spacious & Bright Living Room and Kitchen
- Two Large Bedrooms with Built-Ins
- Private Terrace - Perfect for Entertaining or Relaxing
- Modern Four-Piece Bathroom
- Share of Freehold
- Excellent Highbury Location with Great Transport Links and Parks Nearby











Avenell Road, N5

Approximate Gross Internal Area = 1018 sq ft / 94.6 sq m

DAVID ANDREW | your most valuable asset



Ground Floor

First Floor

Second Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

scan to book a viewing



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1074705)



has been exercised in the of these particulars, out the property must not be as representations of r fact. Prospective applicants and rely upon their own id those of professional es. David Andrew Estates ibility for any error contained in these particulars.

