

JAMES EDWARD

Comprehensively Cared For



Avenell Road

, London, N5 1BL

Offers In Excess Of £475,000



Avenell Road



Description

Split level two bedroom apartment well located in Prime Highbury, newly refurbished with modern kitchen and bathroom.

- Split Level
- Short walk to Arsenal Station and Highbury Barn
- Recently Refurbished with New Kitchen and Bathroom
- 690 Sq Ft
- Bike Storage on Site
- Close to Highbury Fields and Clissold Park
- Private Balcony
- Two Double Bedrooms
- Communal Gardens





Second Floor
Approx. 32.2 sq. metres (346.8 sq. feet)
(excluding Balcony)

Balcony

Living Room
4.63m (15'2") max
x 4.41m (14'6")

Kitchen
2.65m x 2.48m
(8'8" x 8'2")

Hall

WC

Third Floor
Approx. 31.6 sq. metres (340.6 sq. feet)

Bedroom
3.32m (10'11") max
x 4.26m (14')

Bedroom
3.91m x 2.57m
(12'10" x 8'5")

Bathroom
1.68m x 1.68m
(5'6" x 5'6")

Landing

Total area: approx. 63.9 sq. metres (687.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Aubert Court

A map of the Highbury area in London. The Arsenal - Emirates Stadium is marked with a green icon and labeled. Highbury Square is marked with an orange pin and labeled. Surrounding streets include Hornsey Rd, Hollway Rd, Tollington Rd, Camden Rd, Hilmarton Rd, Isledon Rd, Blackstock Rd, Highbury Gro, and Albion Rd. Clissold Park is also visible. The map includes the Google logo and 'Map data ©2020'.

Please contact our James Edward Office on 020 7952 5197 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		74	81
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales EU Directive 2002/91/EC			