

estate agency by

fyfe mcdade

Grosvenor Avenue, London, N5

Prices from £750,000



On the cool, tree-lined Grosvenor Avenue comes an extraordinary collection of 10 sublime apartments. With decadent tones of brass, bronze and dark timber alongside cutting edge technology, X-N5 breaks barriers in luxury; opulent, stylish, yet simple.

The apartments are finished throughout with a solid oak timber parquet floor and come equipped with an open plan shaker style kitchen with white marble worktop and fully integrated appliances. Shower rooms / ensuites are decorated with white marble tiled floors and white porcelain gloss wall tiles with a marble feature wall, while family bathrooms feature textured grey stone effect porcelain tiles, Duravit sanitary ware and Hansgrohe brass fittings. Most apartments come with a South facing balcony or terrace.



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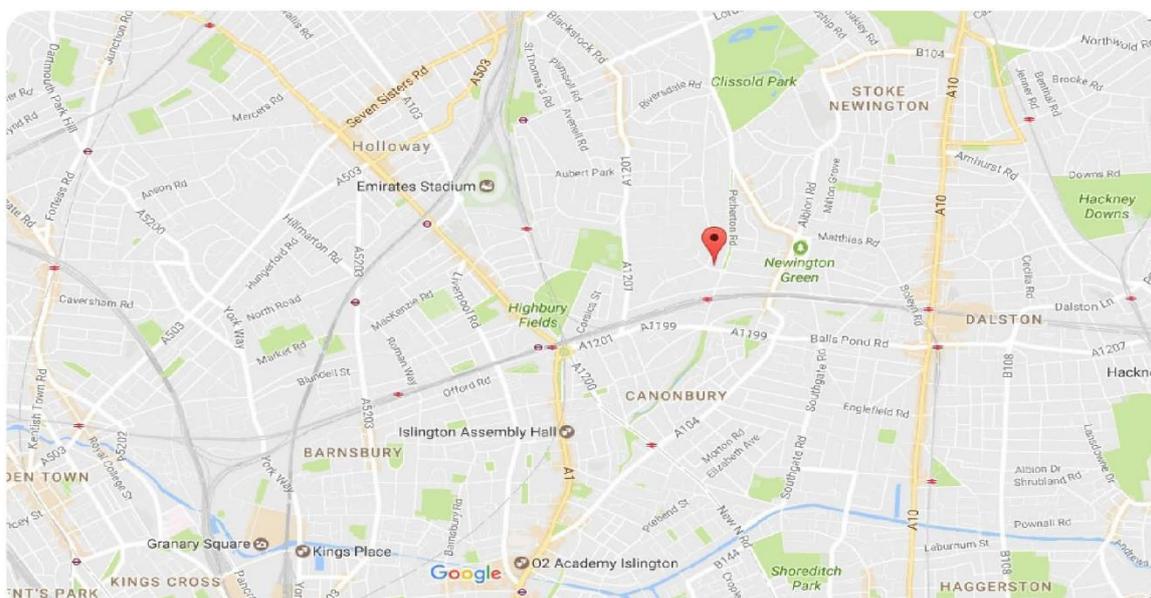
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A small area, rich in history, Canonbury began life as a manor house surrounded by bucolic fields and meadows, built by the Canons of St Bartholomew's Priory in the 14th century as a summer retreat. The area stayed this way for almost four centuries, with a tower folly added by Prior Bolton in 1526, which still remains today.

Nestled in between the northern end of Upper Street and Essex Road, Canonbury is a leafy oasis of peaceful grandeur. Just to the north of X-N5 and Grosvenor Avenue is the village-like Highbury Barn, the gourmet's mecca, and Canonbury Station, on the North & East London Overground network is literally at the end of the road.

A short walk in the other direction is Highbury & Islington Station, which is also on the Overground network as well as the Underground Victoria line. The latter connects to stations from Brixton to Walthamstow Central, via King's Cross St Pancras, which has a rich network of overground and tube links to every part of London as well as numerous rail links to the rest of the country and Europe.

Unit	Floors	Bed	Amenity	Sq M	Sq Ft	Price
1	Lower ground	2	Sundeck	90	968.4	£999,950
2	Lower ground	2	Sundeck	90	968.4	£999,950
3	Ground	2	N/A	73	785.48	£750,000
4	Ground	2	Balcony	78	839.28	£825,000
5	1st	2	Balcony	74	796.24	£795,000
6	1st	2	Balcony	82	882.32	Reserved
7	2nd	2	Balcony	76	817.76	£825,000
8	2nd	2	Balcony	76	817.76	Reserved
9	3rd	2	Balcony	73	785.48	£850,000
10	3rd	2	Balcony	73	785.48	£875,000



Lease Length: 125 years
Service Charge: TBC

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