

# INIGO



## *Grosvenor Avenue*

LONDON N5

SOLD

This carefully renovated two-bedroom maisonette lies on Grosvenor Avenue, a stone's throw from Canonbury station and the leafy preservation area, which is home to the serene River Walk. Extending over 1,000 sq ft, the maisonette has a wonderful light-filled kitchen and sitting room on the raised ground floor, with high ceilings and a generous garden to the rear, complete with a beautiful cherry blossom tree.

### *Setting the Scene*

The home was built in the 1800s and most likely designed by Charles Hambridge, who executed the design in a hybrid Italo-Romanesque style. The area is famous for its literary connections and was once home to the likes of Evelyn Waugh and George Orwell (the latter penned chapters of 1984 in The Canonbury Tavern).

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The current owners have sensitively renovated the maisonette, staying true to the building's character and retaining original features such as the Victorian fireplace, while also celebrating the area's Georgian heritage with the application of new panelling and a parquet floor in the bedrooms. Other notable features include Victorian-style wrought iron radiators, a new marble-tiled entrance framed by wall moulding and a grand, open-plan living space filled with natural light through two tall sash windows.

### *The Grand Tour*

Entry is on the garden level, through an entrance to the front of the building. A smart front door opens into a hallway with space for storing coats and shoes, where another door opens into a wide corridor. Cooling marble tiles in grey and white run underfoot and neutral white panelling frames the walls. The whole of the downstairs floor has been painted a fresh, bright white, which has been set against the dark wood of the flooring to create a clean-lined, refined atmosphere.



To the right, through a heavy, detailed door matching the panelling, is a generous double bedroom with new parquet flooring; fitted cupboards run the length of one wall and there are open shelves for more storage. The second bedroom on this floor, also a generous double, has beautiful fitted wardrobes that feature a recess either side of the bed, smart fitted light switches on either side of the bed and a tall sash window that frames verdant views of the garden.

The marbled entrance hall leads to a metro-tiled bathroom, with a luxuriously large bath, clever storage solutions and a window that opens onto the tangle of Canonbury's nearby gardens with their palms, roses and huge trees. There is also a cupboard on this floor that cleverly conceals a washer-dryer, plus room for laundry.

A staircase ascends to the raised ground floor, which is home to the open-plan kitchen, dining room and sitting room. The kitchen is composed of modern cabinetry, stainless steel worktops and white-painted open shelving. A tall arch delineates this space from the living room. Here, a Victorian fireplace provides a warming focal point for the room, sitting beneath floor-to-ceiling sash windows framed by bespoke wooden shutters. The room is bathed in light from both sides and is wonderfully voluminous and airy. Dark wooden floorboards extend across this floor.

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The owners have converted a small bedroom at the back of the house into a brilliant study space with in-built cupboards and desks. From here, steps descend into the garden.

### *The Great Outdoors*

The garden has recently been updated with a Mediterranean-style patio, a lawn, a flower bed and a stunning cherry tree that erupts in pink and white blossom at the beginning of spring. It is incredibly private, aided by an expanse of a recently added trellis. It has been designed with entertaining in mind and has an outdoor plug, allowing for music in the garden.

### *Out and About*

Grosvenor Avenue is in a wonderful location, close to Newington Green's burgeoning foodie scene and a slew of parks such as Highbury Fields and Clissold Park. Trendy Dalston and Islington's buzzy Upper Street are also close by. Head north-west and Highbury's butchers, delis and quaint cafes make for an easy Sunday morning stroll, as do the village-esque shops and markets along Stoke Newington's Church Street. Highbury Barn is around the corner, with its highly regarded butcher, deli and cheese shop. There are further facilities at Newington Green, including bakeries, a greengrocer, an Italian deli, a florist and a health food shop, as well as numerous restaurants including Primeur, Jolene, Western Laundry, Farang and Perilla.

Highbury & Islington Station (Victoria Line and Overground) as well as Canonbury station (Overground) both provide brilliant connections into central London and the East End, alongside multiple bus routes.

Tenure: Leasehold

Lease length: Approx. 93 years

Service charge: Approx. £714 per annum

Ground rent: N/A

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.