





FLAT 5, ORWELL COURT, PETHERTON ROAD, LONDON, N5

**£550,000 LEASEHOLD**

# A BRIGHT, TWO BEDROOM SPLIT LEVEL FLAT LOCATED IDEALLY IN PRIME HIGHBURY.

**Highbury** | 0207 989 7000 | highbury@winkworth.co.uk

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## DESCRIPTION:

We are delighted to present to the market this beautifully presented 2 bedroom split level property positioned on the ground and first floor of this well-kept block in Highbury, N5. Standing at 714 sqft, the property offers wonderfully bright rooms throughout from an east-west facing aspect, and benefits from its own front door. Accommodation comprises of a beautiful reception room overlooking the peaceful communal garden, and a separate, fully equipped kitchen. Both bedrooms are good sizes, with one benefitting from built in storage, while the bathroom and separate wc are to a contemporary finish. A large, east facing garden steals the show here, perfect for those summer mornings or entertaining at the weekends, please be aware this space is owned by the council.

Petherton Road is set just moments from the prestigious Highbury Barn and Newington Green that both offer a variety of highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Highbury Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield. There are also plenty of fashionable restaurants on Newington Green, Jolene, Cadet and Perilla to name a few. Aside from its prestigious location the property is close to a range of neighbouring schools all of which have Outstanding Ofsted. The green open space of Highbury Fields and Newington Green are only a short walk away. Transport links are well serviced by a selection of great bus routes as well as Canonbury Station.

*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.*

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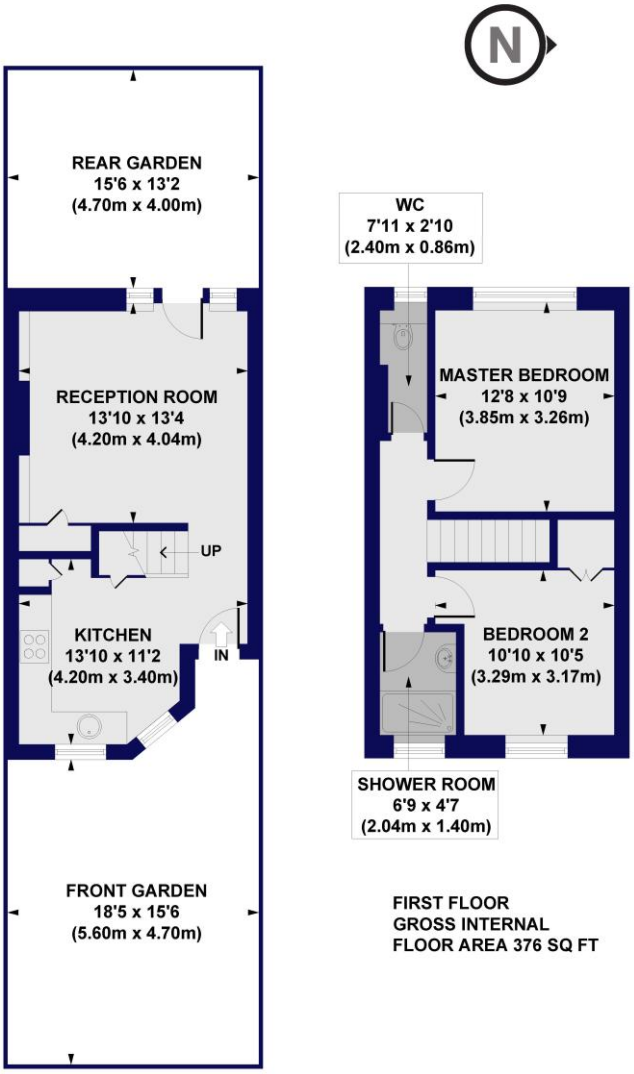
## Approx. Gross Internal Floor Area 714 sq. ft / 66.29 sq. m




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 338 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 376 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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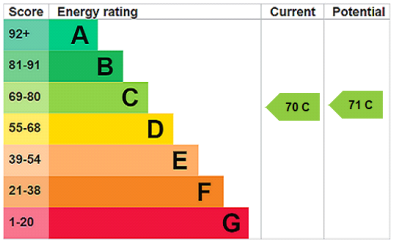
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.




https://www.winkworth.co.uk/sale/property/HIH240113

**Tenure:** Leasehold

**Term:** 90 year and 5 months (Subject to change)

**Service Charge:** £2454.48 per annum (approx.)

**Ground Rent:** £ 10 Annually (Subject to review)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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