





GROUND FLOOR, PYRLAND ROAD, LONDON, N5

£1,100,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED TWO-BEDROOM GARDEN MAISONETTE OFFERING 971 SQ FT OF VERSATILE ACCOMMODATION IN A SOUGHT-AFTER NORTH LONDON LOCATION, N5.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Set within an attractive period terrace, this beautifully presented two-bedroom garden flat offers approximately 971 sq. ft of well-proportioned accommodation arranged over the ground and lower ground floors, together with a large private rear garden.

The ground floor opens into a welcoming entrance hall leading through to a spacious reception room, featuring an attractive bay window, high ceilings and plenty of natural light. To the rear, a separate fitted kitchen provides ample storage and worktop space, with room for dining and direct access to the garden. A further double bedroom is also positioned on this floor, overlooking the garden.

The private rear garden is a particularly appealing feature, extending to approximately 40 ft and providing an excellent amount of outdoor space for dining, entertaining and relaxing.

The lower ground floor offers a further double bedroom, a bathroom and a substantial separate storage room, providing useful additional space for extension (S.T.N.C) and flexibility for a variety of needs.

The property is ideally positioned for the independent shops, cafés, restaurants and local amenities of Newington Green, with the vibrant offerings of Stoke Newington, Dalston and Highbury also within easy reach. Canonbury Overground station is nearby, providing convenient connections across London, while Highbury & Islington and Dalston's transport links offer further options.

A well-presented home combining generous proportions, period character and a private garden in a popular residential location.

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

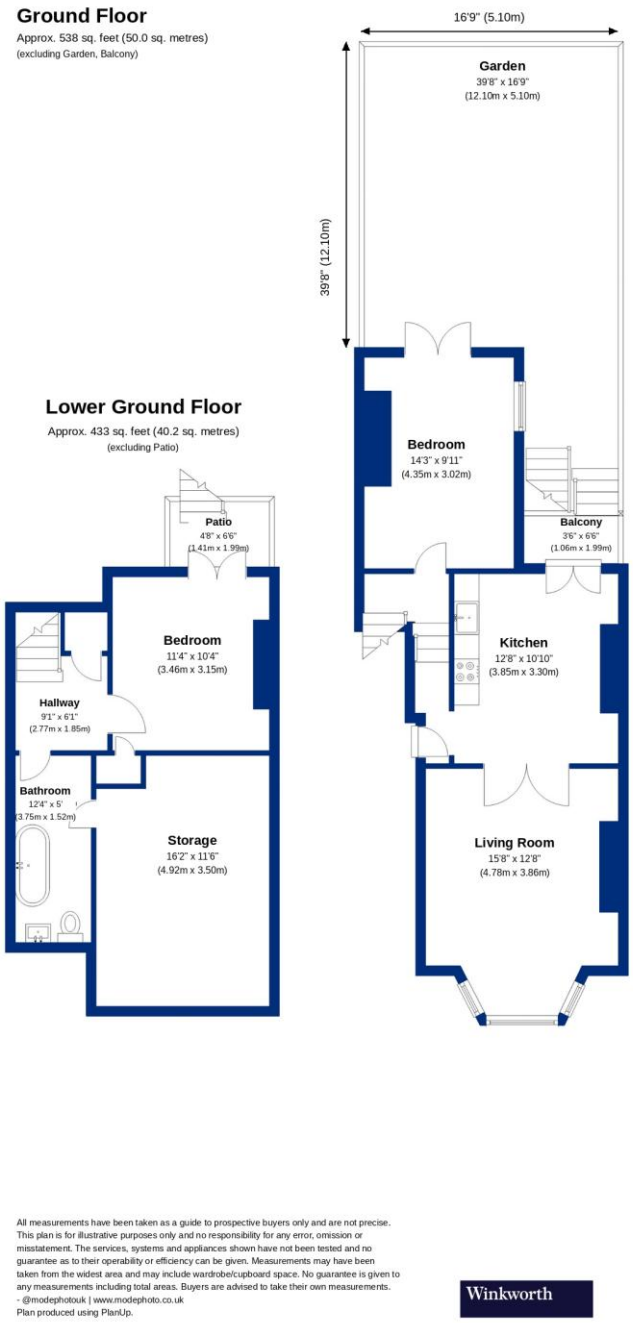






Pyrland Road

Total area: approx. 971 sq. feet (90.2 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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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.

Tenure: Share of Freehold

Term: 84 year and 10 months (Subject to change)

Service Charge: £2880 per annum (approx.)

Ground Rent: £0 Annually (Subject to review)

Council Tax Band: E

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.

https://www.winkworth.co.uk/sale/property/HAC250341

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