



Pemberton Road, N4

£325,000 *Leasehold*

Set on the first floor of an end of terrace Victorian building, this bright studio apartment offers something genuinely rare for this part of N4.

A separate kitchen, a large shared garden adjacent to the New River, river views from the flat itself, and generous communal areas including additional storage. At approximately 369 sq ft, it is a well laid out and offers a great starter home in the heart of this popular neighbourhood.



KEY FEATURES

- Shared Garden
- Large Entrance Hall
- Shared Storage Space
- No Service Charges
- River Views
- Close To Transport Links



Haringay

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The building is accessed via an unusually large communal hallway, a real bonus in a period conversion. It is wide, welcoming and practical.

Inside the flat, the studio room is a great size, with original floorboards, high ceilings and a wide sash window framing open views across the New River and towards the skyline beyond. As the house sits end of terrace with a school on the opposite bank, there are no buildings directly in front, giving a real sense of space and light. The dropped ceiling has been installed with high grade soundproofing, meaning noise from above is almost completely inaudible, something that makes a genuine difference in a Victorian conversion.

The kitchen is separate from the main living space and enjoys two windows, including one overlooking the water. It is bright throughout the day and positioned perfectly to catch the sunrise. The bathroom is also separate and well proportioned, with hot water supplied via a heater housed in the wardrobe area. There is a gas hob and a gas fire which could be reinstated if desired. Beneath the property, residents also benefit from a large shared storage room, ideal for longer term items.

Externally, the south facing communal garden is a standout feature. Shared between just a few residences, it backs directly onto the New River and receives sun for most of the day. The size and layout allow different residents to use the space at the same time without feeling on top of one another. Swans, ducks, herons and other waterfowl are regular visitors, with cygnets and ducklings appearing in spring. There is no formal service charge, with maintenance arranged collaboratively between owners, creating a friendly and well managed building.



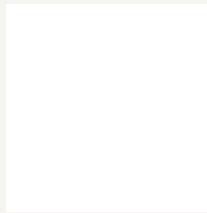


The location is exceptionally well connected. Manor House Underground Station on the Piccadilly Line, Zone 2, is around a 20 minute walk or a short bus ride away, while Harringay Green Lanes Overground and Harringay National Rail are both within a 10 minute walk, providing swift access into Moorgate and beyond. Also, Gospel Oak is 3 stops away, giving easy access to Hampstead Heath. Multiple bus routes run from the end of the road, making getting around simple whether heading into Central London or across North London.

Despite being so well placed for transport, the setting feels calm and tucked away beside the New River. Green spaces including Finsbury Park, Fairland Park, Chestnuts Park are all close by, offering plenty of room to get outdoors. Alexandra Palace is also easy to get to by foot or taking two stops on the Great Northern line from Harringay.

Green Lanes is just moments away and continues to grow in popularity for good reason. A proper mix of independent cafés, bakeries, bars and long established restaurants give the area real character. Pick up a pastry from The Dusty Knuckle, meet friends at Brouhaha, enjoy one of the many renowned Turkish restaurants, or spend an afternoon at The Salisbury.

For more information, scan the QR code or visit the link below



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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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