



PYRLAND ROAD, LONDON, N5
£650,000 SHARE OF FREEHOLD

**A WONDERFUL, TWO DOUBLE BEDROOM PERIOD
CONVERSION ON THE RAISED GROUND FLOOR**

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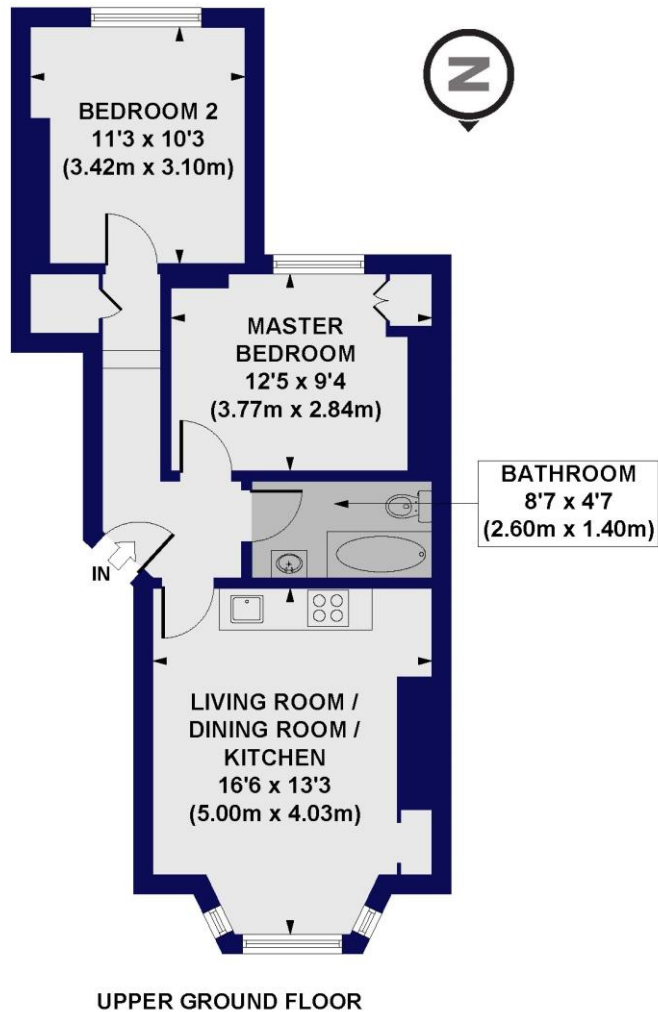
DESCRIPTION:

Situated on the raised ground floor, this stunning two-bedroom period conversion is located on a picturesque, tree-lined street, set moments from Newington Green and Canonbury Station. Upon entry you are greeted by a beautiful open plan kitchen/living room that benefits from an amazing bay window allowing ample light throughout. The kitchen is fitted with integrated appliances, and the family bathroom is contemporary and well sized. Both bedrooms are doubles with bright windows in each and there is an additional storage cupboard off bedroom two. The whole flat is complemented by a bright and airy feel and it offers a perfect opportunity for first time buyers, investors and those looking for the perfect London base.

Pyrland Road is perfectly located for local shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere. Upper Street is a short distance away and provides a selection of boutique shops, and bars as well as theatres and a vibrant nightlife. The green space of Clissold Park is close by and transport across London is made easy with over ground links at Canonbury providing easy access to the City and East London whilst Highbury and Islington (Victoria line) is the closest tube link.



Pyrland Road, N5
Approx. Gross Internal Floor Area 556 sq. ft / 51.68 sq. m



UPPER GROUND FLOOR

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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		