



PETHERTON ROAD, LONDON, N5  
OIEO £350,000 LEASEHOLD

## A LIGHTFILLED TWO BEDROOM FLAT SET MOMENTS FROM CLISSOLD PARK

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## DESCRIPTION:

Set over the third floor of this Victorian conversion at the north end of Petherton road is this two bedroom flat. The property offers light filled accommodation and open plan living whilst benefitting from commanding views over rooftops and neighbouring gardens.

An open plan living room kitchen is located the front of the flat with the kitchen benefitting from stone worktops and inbuilt appliances both bedrooms are located to the rear whilst the bathroom is located off the hallway and has been fully tiled throughout.

Petherton Road is located moments from Clissold Park and withing easy reach of the many restaurants, pubs and shops on the vibrant Stoke Newington Church Street. Canonbury overground offers the closest overground links whilst Highbury & Islington underground station provides the closest underground links on the Victoria Line.

Numerous bus routes provide easy access to the City and West End.

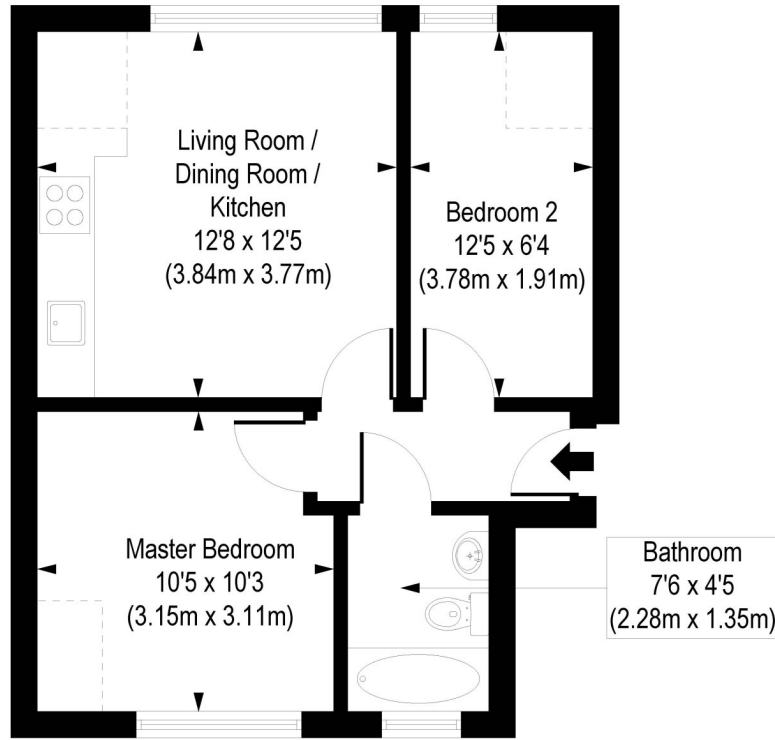
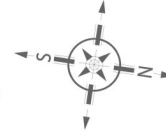
**Winkworth**



Winkworth

# Petherton Road, N5

Approx. Gross Internal Floor Area 419 sq. ft / 38.90 sq. m (Including Restricted Height)  
 Approx. Gross Internal Floor Area 390 sq. ft / 36.27 sq. m (Excluding Restricted Height)



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.