



BASEMENT FLAT, PETHERTON ROAD, LONDON, N5
£625,000 SHARE OF FREEHOLD

**A TWO BEDROOM PERIOD CONVERSION
 WITH PRIVATE GARDEN SET MOMENTS
 FROM CLISSOLD PARK IN HIGHBURY.**

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

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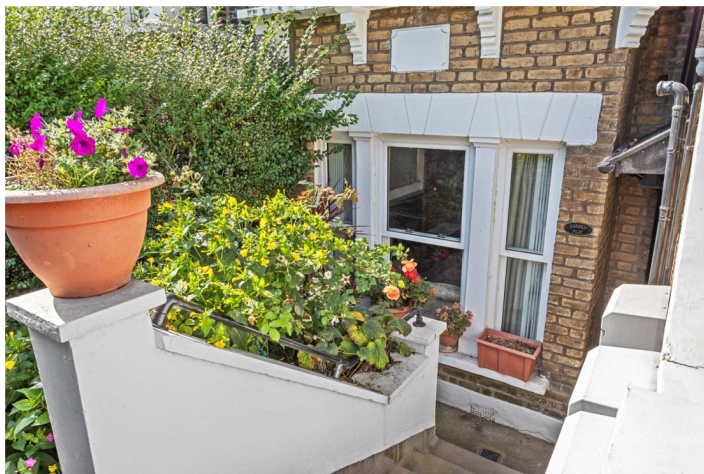


DESCRIPTION:

A spacious, two-bedroom period conversion set on the lower ground floor of this handsome Victorian building in Highbury, N5. The property could benefit from a general update, however offers any potential purchaser to put their own stamp on a maisonette so close to Clissold Park. Upon entering through your own front door, you're welcomed into a wonderfully bright, east facing reception room spanning the full width of the building. Recessed towards the back is a well-equipped kitchen with ample worktop and cupboard space. Both bedrooms are at the back of the building making them ultra peaceful and both offer built in storage, plus access to a sun-trapped, west facing private garden. The property is completed with a shower room and is presented to the market on a chain free basis.

Petherton Road is a sought-after exclusive road with a tranquil grass path running through the middle, located moments from Clissold Park and within easy reach of the many restaurants, pubs and shops on the vibrant Stoke Newington Church Street. Canonbury overground offers the closest overground links being only 0.4m away, 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.

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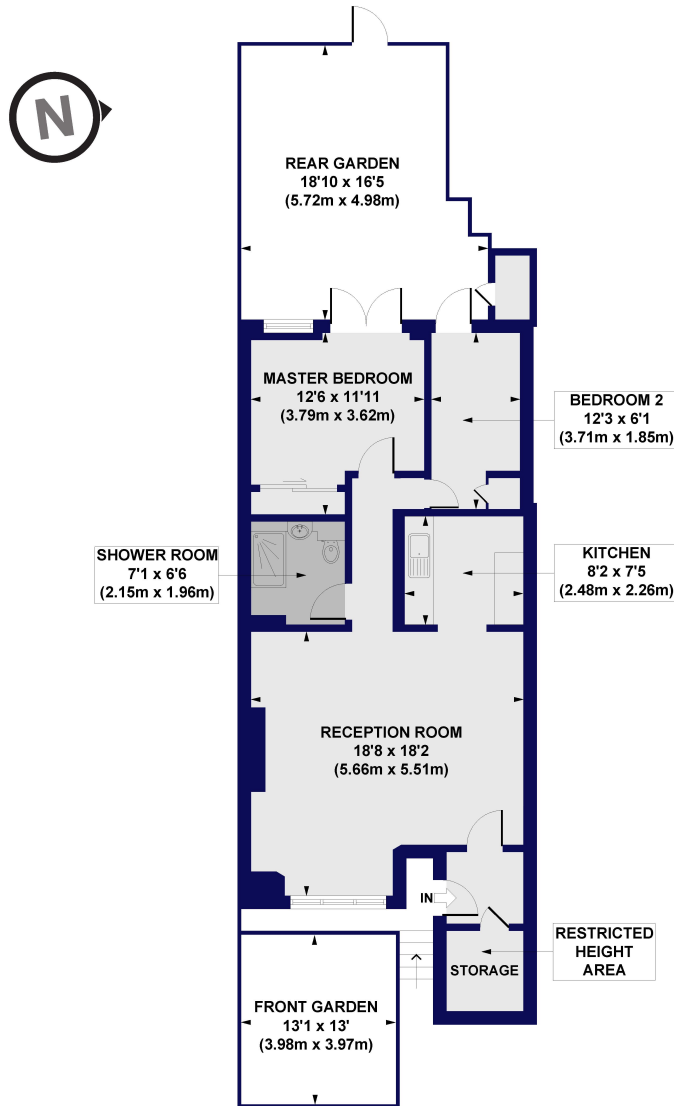


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Petherton Road, N5

Approx. Gross Internal Floor Area 746 sq. ft / 69.29 sq. m (Including Restricted Height Area & Storage)

Approx. Gross Internal Floor Area 714 sq. ft / 66.36 sq. m (Excluding Restricted Height Area & Storage)



LOWER 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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250341>

Tenure: Share of Freehold

Term: 107 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 5 Annually (subject to increase)

Council Tax Band: D

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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