



PETHERTON ROAD, LONDON, N5  
**£1,000,000 LEASEHOLD**

## CHARMING 2 BEDROOM PERIOD CONVERSION WITH PRIVATE GARDEN

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## DESCRIPTION:

We are delighted to present this exceptional, two double bedroom, three-bathroom period conversion set on this stunning tree lined street in N5 to the market. Extending over 1,300 sq ft, the property is finished to the highest of standards and would appeal to any discerning purchaser wanting space coupled with a superior location. Upon entering, you are welcomed into a charming entrance hall with stunning period features. The landing area gives you a great sense of space and leads you upstairs to the spacious laundry room and w/c. Beyond this is the beautifully appointed open plan kitchen/dining room that is sleek and modern and offers plentiful worktop space and storage. It also benefits from a large picture window that floods the room with natural light. The spacious accommodation continues into the beautiful and bright grand living room that spans the full width of the property and overlooks the picturesque Petherton Road. Both bedrooms are spacious doubles and come with ensuite and built in storage space. The existing owners have also created a clever study space on the upper landing which is perfect for those who require that work from home space. This home comes complete with its own private section of the garden which is a real bonus feature of this property, and it offers the new owner a chance to create their own oasis on one of Highbury's premier locations.

Petherton Road is set just moments from the prestigious Highbury Barn and Newington Green that both offer a variety of highly renowned local amenities, including Godfreys butchers, La Fromagerie, Da Mario's Deli, Highbury Fishmongers and Highbury Vintners all of which are hugely popular with locals as well as drawing those from further afield. There are also plenty of fashionable restaurants on Newington Green, Jolene, Cadet and Perilla to name a

few. Aside from its prestigious location the property is close to a range of neighbouring schools all of which have Outstanding Ofsted. The green open space of Highbury Fields and Newington Green are only a short walk away. Transport links are well serviced by a selection of great bus routes as well as Canonbury Station.

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▼ Ground Floor

▼ First Floor

▼ Second Floor

▼ Third Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified  
Property  
Measurer

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             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



<https://www.winkworth.co.uk/sale/property/CLS252631>

**Tenure:** Leasehold

**Term:** 93 year and 1 months (Subject to change)

**Service Charge:** £800 per annum (approx.)

**Ground Rent:** £ 10 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.

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