



PEMBERTON ROAD, LONDON, N4
£600,000 LEASEHOLD – UNDER OFFER AT £607,500

A TWO BEDROOM, FIRST AND SECOND FLOOR APARTMENT.

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DESCRIPTION:

Providing just under 1000 sq. ft of living accommodation over two light filled floors, this striking duplex apartment really does make the perfect home within this increasingly fashionable neighbourhood.

The property has been extensively renovated with immense attention to detail, including an impressive high end stylish interior finish complimented by way of a contemporary living area.

Accommodation includes a large 27.11 ft x 11.5 ft living room/kitchen dining room with tall sash bay window, two double

bedrooms, main bathroom wc and en-suite shower room.

The 'Harringay Ladder' is popular due to its friendly local community and beautiful Victorian built terraces and the Piccadilly Line tube stations at either end. There is an ever-growing selection of independent shops, cafes and restaurants along Green Lanes.

Established favourites include Café Snug with its super kids area, The Dusty Knuckle bakery and café which has arrived into the neighbourhood following great success in Dalston, Bun N Bar for burgers, cocktails and music, Jam In A Jar for brunch and live music

events in the evenings. There is also the iconic Grade II Listed Salisbury Pub and the Harringay Local Store for speciality foods and organic groceries. If Green Lanes isn't enough you can also stroll around the corner to Crouch End Broadway or Stroud Green Road where there is more to choose from, with this place the options are endless.

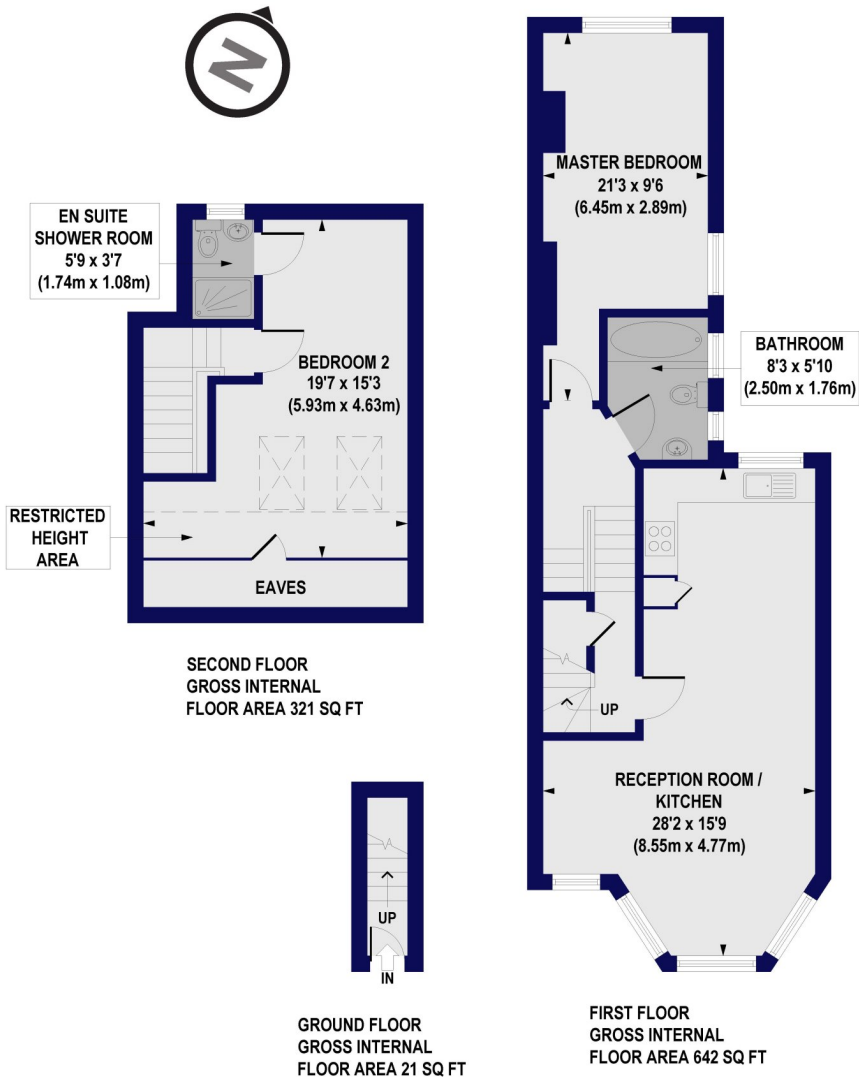
Transport links are excellent; the property is equidistant from Turnpike Lane and Manor House on the Piccadilly Line. You also have Harringay or Hornsey Train Stations which provide direct access to Finsbury Park, Kings Cross, Old Street and Moorgate. Pemberton Road is in the catchment area for South Harringay School there are also



Pemberton Road, N4

Approx. Gross Internal Floor Area 984 sq. ft / 91.47 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 901 sq. ft / 83.73 sq. m (Excluding Restricted Height Area & Eaves)



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.

Winkworth

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+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		