



PYRLAND ROAD, LONDON, N5
£550,000 SHARE OF FREEHOLD

**A WELL PRESENTED, TWO DOUBLE BEDROOM
APARTMENT IN HIGHBURY WITH
COMMUNAL ROOF TERRACE.**

Islington | 0207 354 2480 | islington@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A bright, two double bedroom, first floor apartment positioned in this handsome, end of terrace Victorian building in Highbury, N5. Standing in excess of 575 sqft, the property offers a wealth of natural light through original sash windows and exceptionally high ceilings. Accommodation comprises of a spacious reception room featuring three large sash windows facing the quiet road, which opens further in to a fully fitted kitchen creating the perfect entertaining space. Both bedrooms are generously sized and set at either end of the apartment with both benefitting from built in storage. The property is completed with a modern family bathroom and a communal, south facing roof terrace.

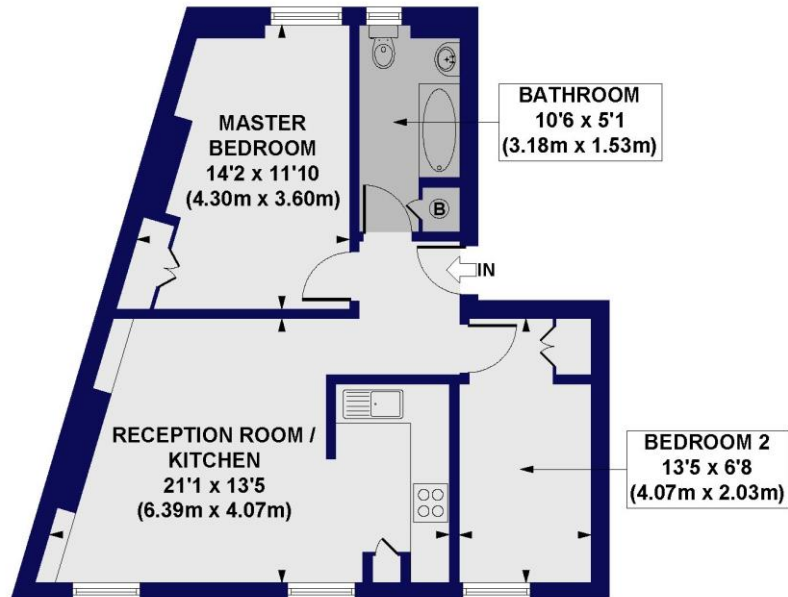
Pyrland Road is perfectly located for local shops, cafes and restaurants situated nearby in Newington Green, Highbury Barn and Stoke Newington which are all well known for their village atmosphere. Upper Street is also close by and provides a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are just a short distance away. Transport across London is made easy with Overground links at nearby Canonbury, providing easy access to the City and East London, whilst Highbury and Islington (Victoria line) is the closest underground link. Numerous good bus routes can also be found nearby along with easy access to St Pancras International and links to Stansted Airport

Winkworth



Winkworth

Pyrland Road, N5
Approx. Gross Internal Floor Area 577 sq. ft / 53.57 sq. m



FIRST 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.

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.

Islington | 0207 354 2480 | islington@winkworth.co.uk

Winkworth

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 fumishings.