



PETHERTON ROAD, LONDON, LONDON, N5
OIEO £780,000 SHARE OF FREEHOLD

STUNNING SPLIT LEVEL TWO BEDROOM FLAT WITH A COMMUNAL GARDEN

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DESCRIPTION:

A stunning, two double bedrooms, one-bathroom period conversion positioned across the top two floors of this handsome Victorian building in Highbury, N5. Standing just over 1000sqft and benefiting from a beautifully mature communal garden, the property benefits from a wealth of natural light throughout from an east to west facing aspect and unrivalled London views on the top floor. Accommodation comprises of a wonderfully spacious living room, spanning the full width of the building creating the perfect entertaining space with the refurbished kitchen set to the rear of building, separated neatly by a generously sized family bathroom. Both bedrooms are excellent sizes and are set on the top floor, so very quiet. The property would make an excellent home for any end user or long-term investment, whilst it is also offered to the market with a share of the freehold.

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 and 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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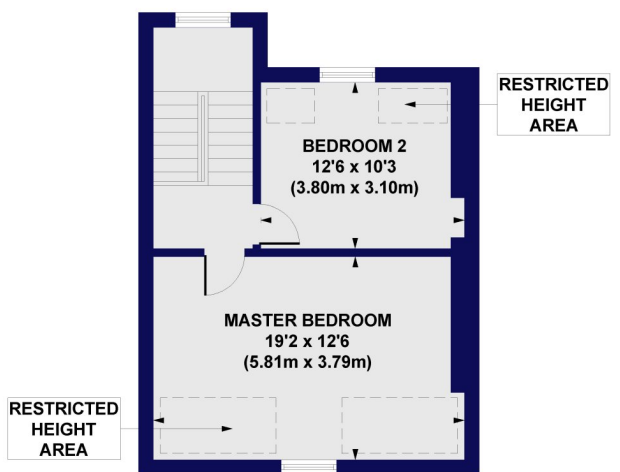


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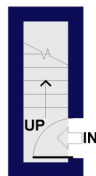
Petherton Road, N5

Approx. Gross Internal Floor Area 1001 sq. ft / 92.95 sq. m (Including Restricted Height Area)

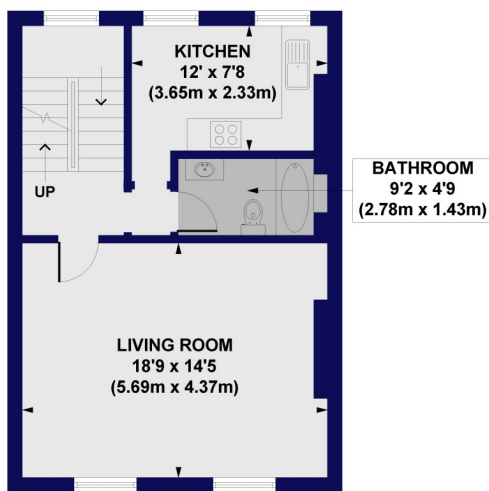
Approx. Gross Internal Floor Area 921 sq. ft / 85.56 sq. m (Excluding Restricted Height Area)



THIRD FLOOR / LOFT
GROSS INTERNAL
FLOOR AREA 460 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 24 SQ FT

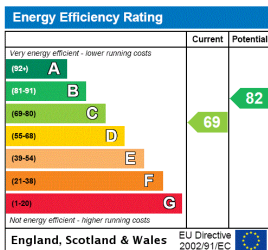


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 516 SQ FT

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.



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