



Immaculately presented two bed flat in converted period house.

Petherton Road, London, N5

£595,000 Share of Freehold



First floor flat in converted period house • Two bedrooms • Internal modern bathroom • Spacious reception with period fireplace and high ceilings • Modern kitchen • Wonderful light • Beautiful views • Share of freehold • Offered chain free

Local Information

Petherton Road is a short walk from the local amenities of Newington Green, Highbury Barn, Stoke Newington Church Street and Dalston. Both Clissold Park and Highbury Fields are close, as is Upper Street. Canonbury station is very nearby giving access to Highbury & Islington tube plus overgrounds to both the West and East of London. There are numerous bus routes at Newington Green giving access to the City and West End.

About this property

Set within a converted period house this first floor flat is immaculate throughout and has great light in every room. The two equal size double bedrooms are to the front with lovely views over Petherton Green. There is a modern internal bathroom. The reception at the rear has a period fireplace, high ceilings and very expansive vista with stunning views of over several lush walled gardens behind. A couple of steps down lead you into the newly fitted modern kitchen. The flat has a share of the freehold, is offered chain free and has newly replaced sash windows throughout.

Tenure

Share of Freehold

Local Authority

Islington

Energy Performance

EPC Rating = C

Viewing

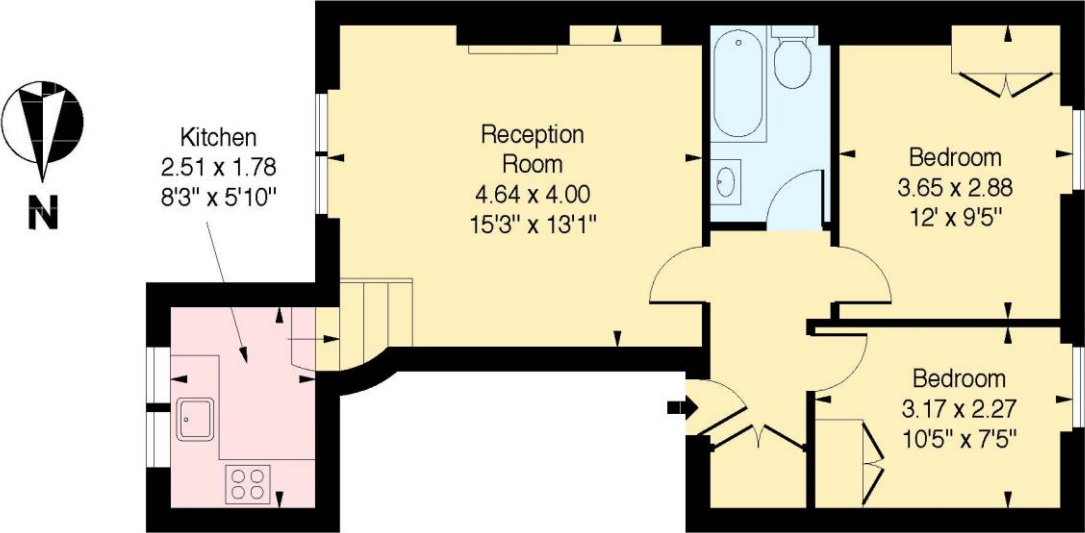
All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
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Petherton Road, London, N5
Gross Internal Area 562 sq ft, 52.2 m²

Petherton Road, N5
Approximate Gross Internal Area = 562 sq ft / 52.21 sqm



First Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 71 | 79 |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

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