



Petherton Road, Highbury, London N5



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This property has been refurbished throughout and oozes a blend of contemporary design and traditional features throughout. The property comprises a large double bedroom to the front, with a bay window flooding natural light into the room. The adjacent bedroom is used as a walk-in wardrobe, and a modern en suite shower room completes this cosy space. The second double bedroom comes with fitted wardrobes. Opposite sits the main bathroom that is finished to an excellent standard. To the rear is the open-plan kitchen reception room with parquet wooden flooring, high ceilings and French doors leading on to the mature, private garden. The west-facing garden extends to nearly 30 ft offering plenty of space.



Guide price: £900,000

Tenure: Leasehold: approximately 131 years remaining

Local authority: London Borough of Islington

Council tax band: E







Location

The property faces Petherton Green, east of Highbury New Park and is close to the greenery of Clissold Park, alongside the trendy cafes, restaurants and bars found at Highbury Park, Stoke Newington Church Street and Newington Green. A fine local restaurant, Primeur, can be found on Petherton itself. Upper Street offers an array of shops and amenities, with restaurants offering food from around the world. Transport can be found at Canonbury Station (London Overground), with a number of bus routes running on Green Lanes and from Newington Green. Highbury & Islington is the closest Underground station, sitting on the Victoria Line and with National Rail trains.

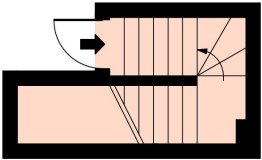




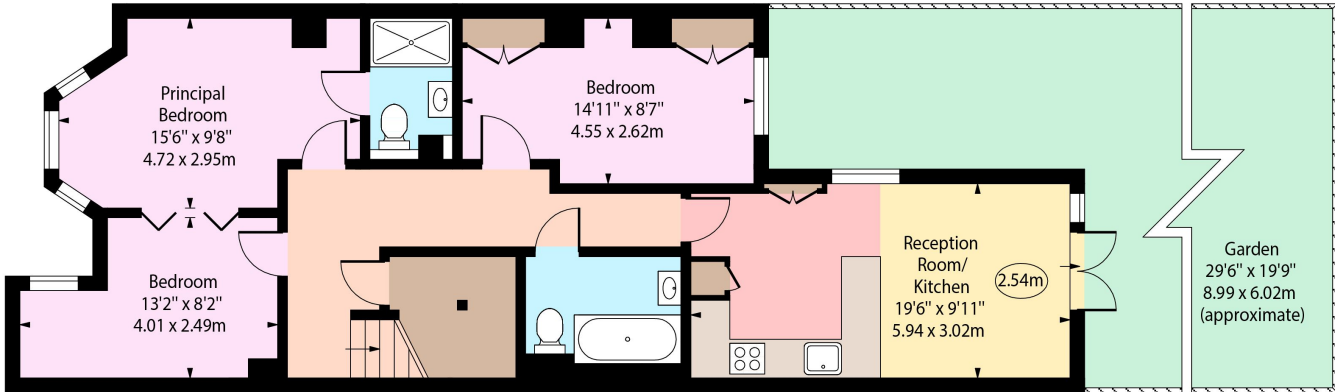
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○ - Ceiling Height



Upper Ground Floor



Lower Ground Floor

Approx Gross Internal Area 862 Sq Ft - 80.08 Sq M

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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