



**PETHERTON ROAD, Highbury, N5**  
**£640 PER WEEK FURNISHED**

**WINKWORTH ARE PLEASED TO OFFER THIS WELL  
PROPORTIONED, RECENTLY RENOVATED THREE BEDROOM  
DUPLEX FLAT**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

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## DESCRIPTION:

Winkworth are pleased to offer this well-proportioned, recently renovated three bedroom duplex flat. This first and second floor property further benefits from wooden floors and an internal balcony on the top floor which ensures the property is filled with natural light. The property comprises of a large open plan kitchen/lounge, two bathrooms and three bedrooms. Petherton Road is located within walking distance of the open green spaces of Clissold Park and the prestigious Highbury Barn. It is also just moments from the fantastic restaurants such as Primeur, pubs and shops of the vibrant Stoke Newington Church Street. The property is located just moments from Canonbury Overground, taking you straight into the City, west, east and south London. Highbury and Islington tube (Victoria Line) is walking distance from the property as are numerous bus routes taking you to the City, London Bridge and Angel.

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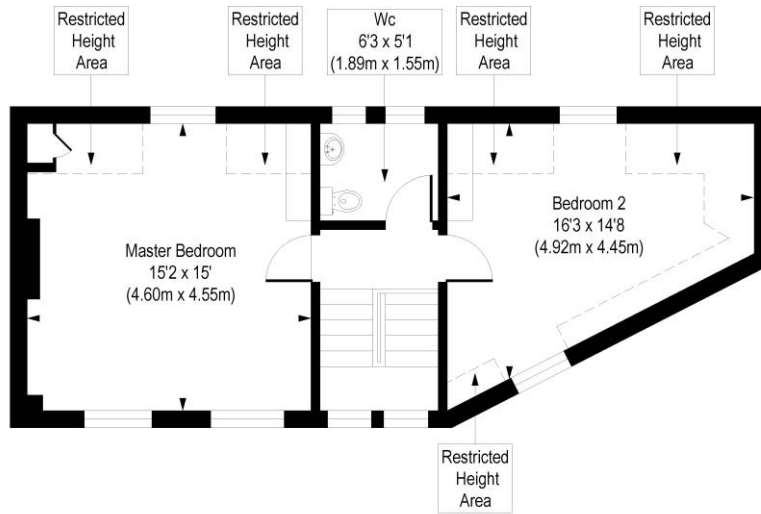
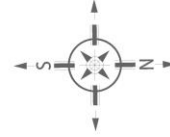


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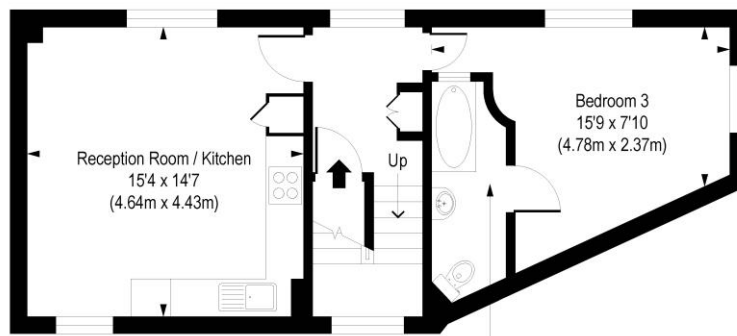


# Petherton Road, N5

Approx. Gross Internal Floor Area 999 sq. ft / 92.85 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 913 sq. ft / 84.78 sq. m (Excluding Restricted Height Area)



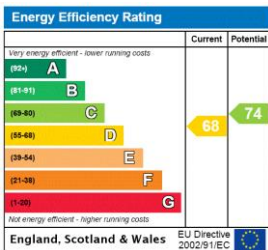
Third Floor  
 Gross Internal  
 Floor Area 510 sq ft



Second Floor  
 Gross Internal  
 Floor Area 489 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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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