



**TOP FLOOR, PETHERTON ROAD, LONDON, N5**  
**OIEO £475,000 SHARE OF FREEHOLD**

**A BRIGHT, ONE DOUBLE BEDROOM APARTMENT  
POSITIONED MOMENTS FROM CANONBURY  
STATION.**

Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)

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## DESCRIPTION:

A stunning, one double bedroom apartment positioned at the top of this handsome Victorian villa on Petherton Road, N5. Standing in excess 650 sqft, the property offers wonderfully spacious rooms and ample storage throughout. Accommodation comprises of a cleverly designed living room/kitchen spanning the full width of the building creating the perfect entertaining space. The rear of the house occupies a larger than average bedroom with useful built in wardrobes and beautiful views across neighbouring gardens. The property is completed with a modern family sized bathroom an incredibly bright hallway area which could be an ideal work from home space and a communal front garden.

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 & Islington underground station provides the closest underground links on the Victoria Line.

Numerous bus routes provide easy access to the City and West End.

Service Charge = Adhoc

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

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# Petherton Road, N5

Approx. Gross Internal Floor Area 657 sq. ft / 61.06 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 532 sq. ft / 49.38 sq. m (Excluding Restricted Height Area)



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 632 SQ FT

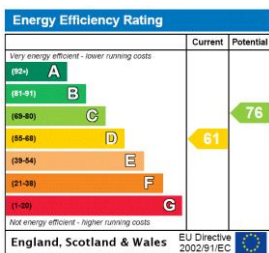


SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 26 SQ FT

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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