



1D, PYRLAND ROAD, LONDON, N5
£575,000 SHARE OF FREEHOLD

A WELL PRESENTED, TWO DOUBLE BEDROOM APARTMENT IN Highbury WITH COMMUNAL ROOF TERRACE

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DESCRIPTION:

A bright, two double bedroom, upper floor apartment positioned in this handsome, end of terrace Victorian building in Highbury, N5. Standing in excess of 634 sqft, the property offers a wealth of natural light through large windows in each room as well as wonderful City views to the rear. Accommodation comprises of a spacious reception room featuring charming, exposed brick, this opens further in to a fully fitted kitchen creating the perfect entertaining space. Both bedrooms are generously sized and set at either end of the apartment. The property is completed with a modern family bathroom and a communal, south facing roof terrace.

Pyrland Road is perfectly located for local shops, cafes and restaurants situated nearby in Newington Green, Highbury Barn and Stoke Newington which are all well known for their village atmosphere. Upper Street is also close by and provides a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are just a short distance away. Transport across London is made easy with Overground links at nearby Canonbury, providing easy access to the City and East London, whilst Highbury and Islington (Victoria line) is the closest underground link. Numerous good bus routes can also be found nearby along with easy access to St Pancras International and links to Stansted Airport

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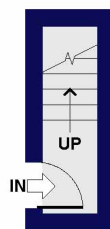
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Pyrland Road, N5

Approx. Gross Internal Floor Area 634 sq. ft / 58.94 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 606 sq. ft / 56.34 sq. m (Excluding Restricted Height Area & Eaves)



**THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 605 SQ FT**



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 29 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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