



PETHERTON ROAD, LONDON, N5 **£1,200,000 LEASEHOLD**

A BRIGHT, TWO DOUBLE BEDROOM PLUS OFFICE PERIOD CONVERSION WITH PRIVATE GARDEN IN HIGHBURY.

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DESCRIPTION:

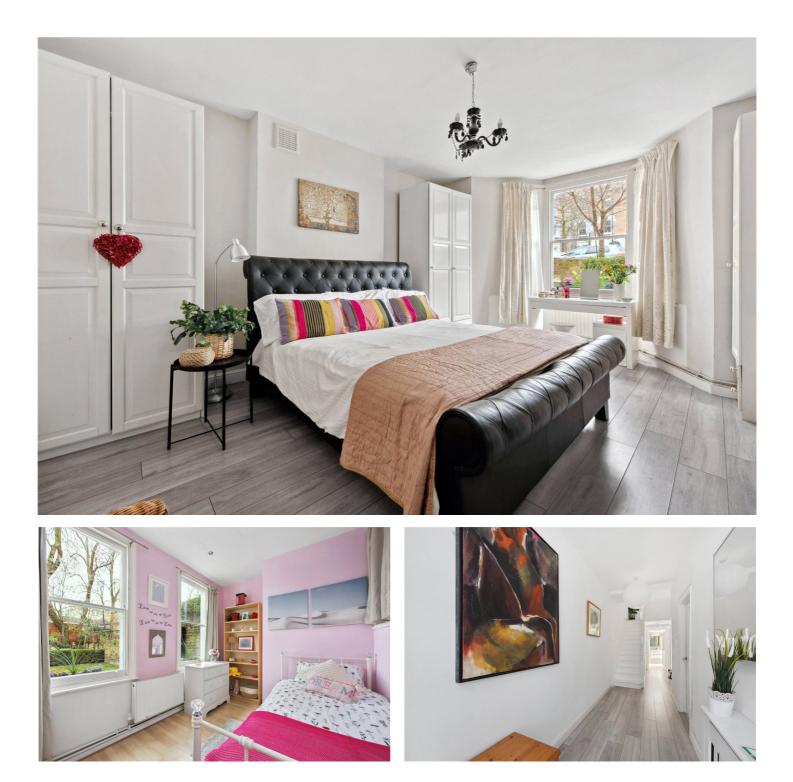
A stunning, two double bedroom, plus office period conversion set in the heart of Highbury on Petherton Road. Standing in excess of 1,250 sqft, the property has a tremendous amount of natural light throughout from an east to west facing aspect. After walking through your own front door, you're welcomed into a spacious hallway with excellent ceiling height. The lower ground consists of a master bedroom to the front of the building, a double bedroom to the rear and a further middle space which could be used perfectly as an office. The raised ground floor occupies the superb living room, full of character with it's bay window and feature fireplace. A sizeable eat in kitchen behind with plentiful worktop and cupboard space again overlooks the peaceful gardens. The property is completed with a contemporary bathroom with access to a private, 28ft west facing garden.

Petherton Road is a sought-after exclusive road with a tranquil grass path running through the middle, 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 being only 0.4m away, 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.

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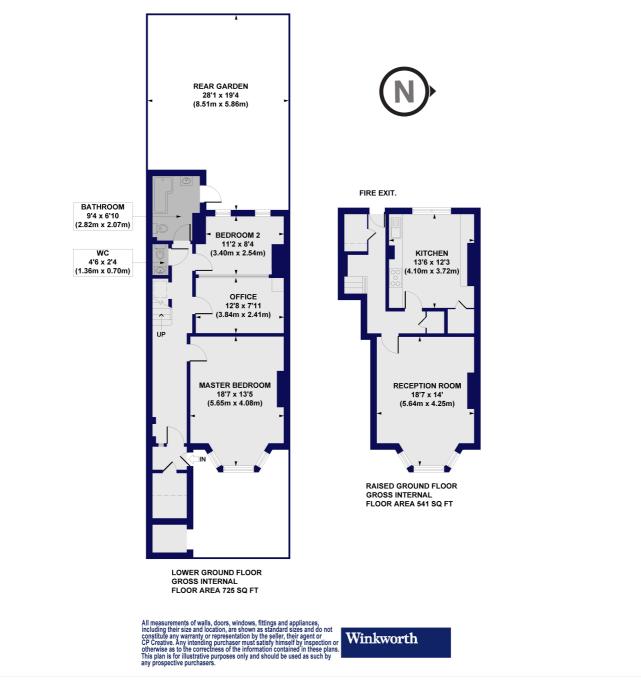
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Petherton Road, N5 Approx. Gross Internal Floor Area 1266 sq. ft / 117.60 sq. m



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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