



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

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

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**

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

See things differently



## 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 its 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.

**Winkworth**



**Winkworth**

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



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.

**Winkworth**

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.

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**

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

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.