



**Petherton Road, N5 2RT**

£650,000

Leasehold

Castles

**Castles**



## Petherton Road, N5 2RT

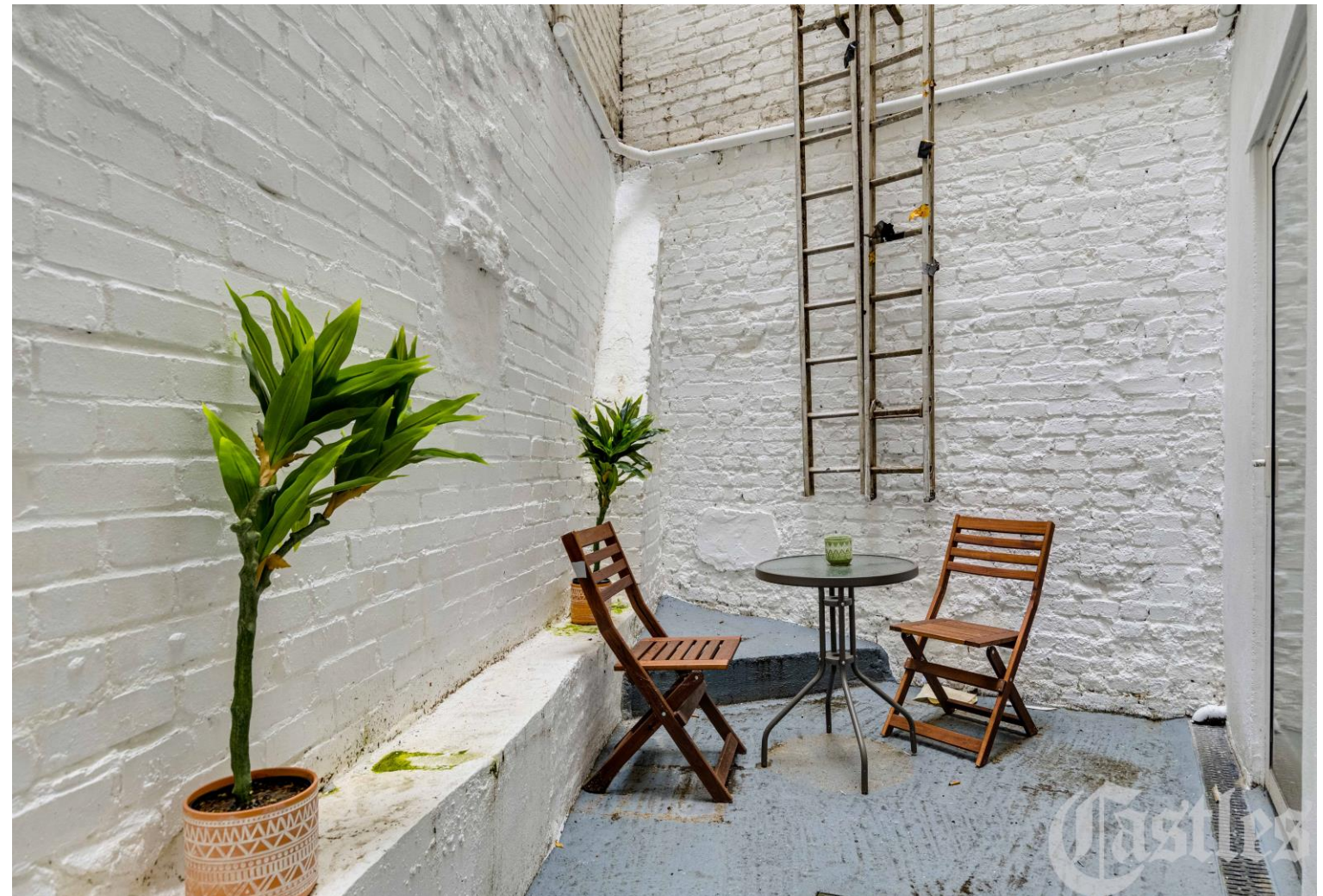
Castles are pleased to offer this unique laterally imposing double-fronted maisonette boasting private patio garden. Beautifully presented and spanning nearly 1,100 square feet, the apartment is arranged over the ground and lower ground floors. The impressive reception room is flooded with natural light through double height windows. Across the hallway, a spacious double bedroom features high ceilings and a separate space with a Velux window, perfect as a walk-in wardrobe or home office. Descending to the lower ground floor, you'll find a bespoke eat-in kitchen with ample storage and work surface space. The second bedroom, similar in size to the principal, offers built-in wardrobes and access to the private patio garden. Petherton Road boasts a prime location, offering easy access to numerous amenities and attractions in the area. Nearby, you will find a wide variety of cafes, restaurants, and trendy bars along Dalston and Kingsland Road to the east. To the north, Stoke Newington provides additional dining and nightlife options, while Newington Green is just a short distance away. For outdoor enthusiasts, Clissold Park is within walking distance, offering beautiful green open spaces and leisure facilities. Transport options are plentiful, with several stations nearby including Dalston Kingsland, Dalston Junction, Canonbury Station (all part of the London Overground network), and Stoke Newington station, which provides train services to Liverpool Street and beyond. Additionally, multiple bus routes run along Green Lanes and Newington Green, offering convenient connections to the West End and the City. Being offered on a chain-free basis, which can simplify and expedite the buying process.

Tenure - Leasehold  
Tenure Arrangement - New Lease  
Service Charge - £300pa  
Ground Rent - £300 pa  
Council Tax - D  
EPC - D 67, 75

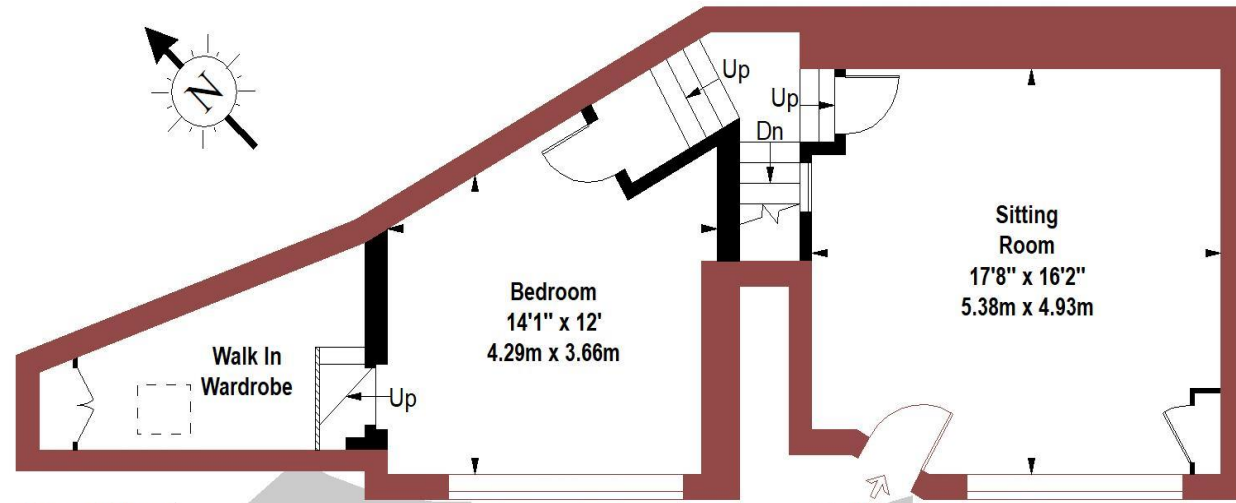
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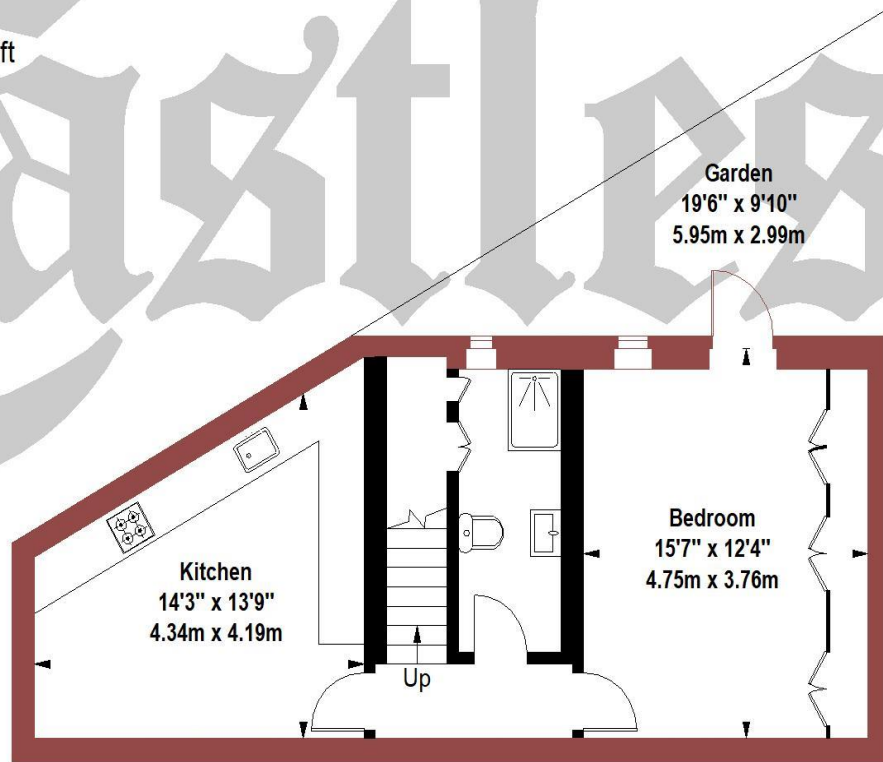
020 8985 0106  
hackney@castles.london



Approx. Gross Internal Area = 100.98 sq m / 1087 sq ft



Ground Floor  
Gross Internal  
Floor Area 55.7 sq m/ 600 sq ft



Lower Ground Floor  
Gross Internal  
Floor Area 45.2 sq m/ 487 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

### An overview of the area

Petherton Road boasts a prime location, offering easy access to numerous amenities and attractions in the area. Nearby, you will find a wide variety of cafes, restaurants, and trendy bars along Dalston and Kingsland Road to the east. To the north, Stoke Newington provides additional dining and nightlife options, while Newington Green is just a short distance away. For outdoor enthusiasts, Clissold Park is within walking distance, offering beautiful green open spaces and leisure facilities.

### Transport

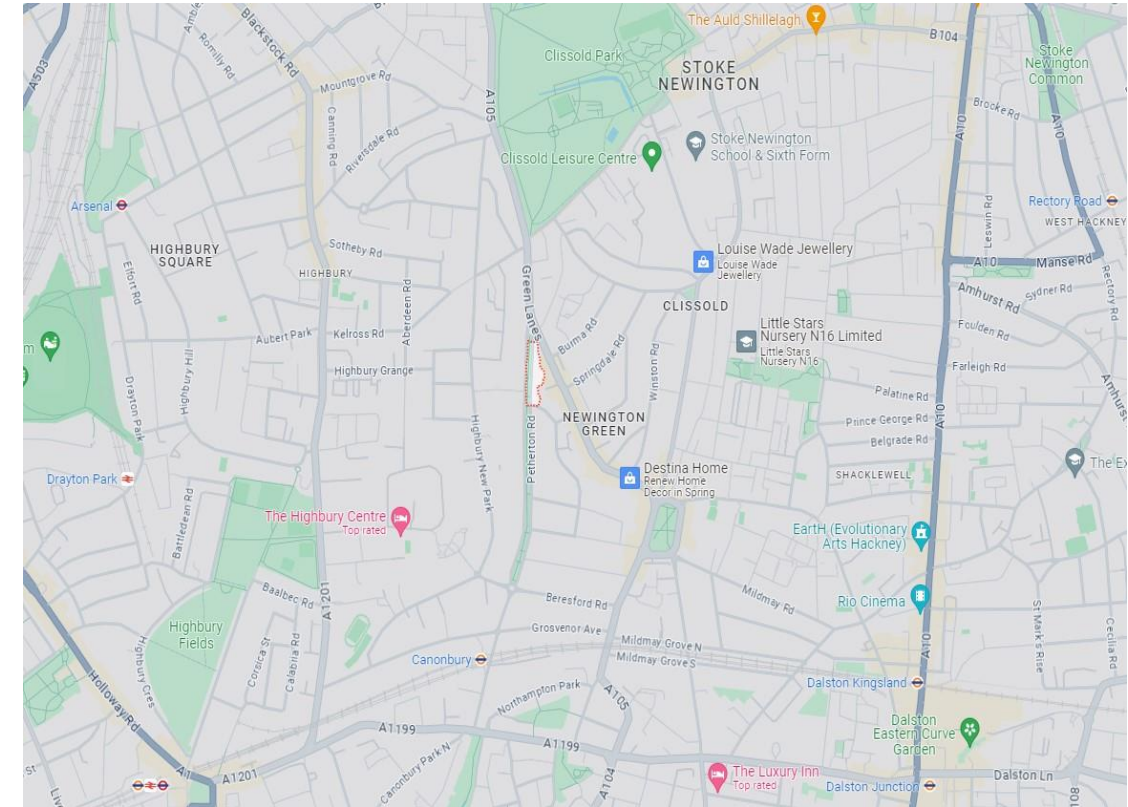
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### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

### Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



44 Lower Clapton Road  
London, E5 0RN  
020 8985 0106  
hackney@castles.london  
www.castles.london

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