



Petherton Road

Highbury, N5

Asking Price £450,000

A bright, spacious and well presented 1 double bedroom split level flat set on the top floor of this substantial & attractive Victorian terraced house.

CHESTERTONS



Petherton Road

Highbury, N5

- Spacious 1 double bedroom split level flat
- Separate kitchen & reception room
- En-suite bathroom
- Beautifully presented
- Top floor
- Superb views East across London



A bright, spacious and well presented 1 double bedroom split level flat set on the top (3rd) floor of this substantial & attractive Victorian terraced house, fronting Petherton Green. Accommodation comprises 18ft reception room spanning the width of the house and affording superb views East across London. To the rear is a good size double bedroom which in turn leads through to the bathroom. The kitchen is positioned on the half landing with views West and creating a wonderful separation away from the entertaining space. Petherton Road is a beautiful residential tree lined road situated to the East of Highbury Park and within close proximity of the focal point of the community at Highbury Barn with shops including Godfreys Butchers, La Fromagerie, Da'Mario Italian Delicatessen and a fishmongers. The property benefits from excellent transport links: it is a short walk from Highbury & Islington Station (National Rail, Overground and Victoria Line), with Arsenal Underground (Piccadilly Line) and Drayton Park (National Rail) also accessible. Trains from Arsenal run to Kings Cross, with those from Drayton Park to both Kings Cross & Moorgate giving superb frequent access to the City. It is a short walk to Canonbury (Overground towards

Tenure: Share of Freehold 971 years 10 months

Service Charge: £300

Local Authority: Islington

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

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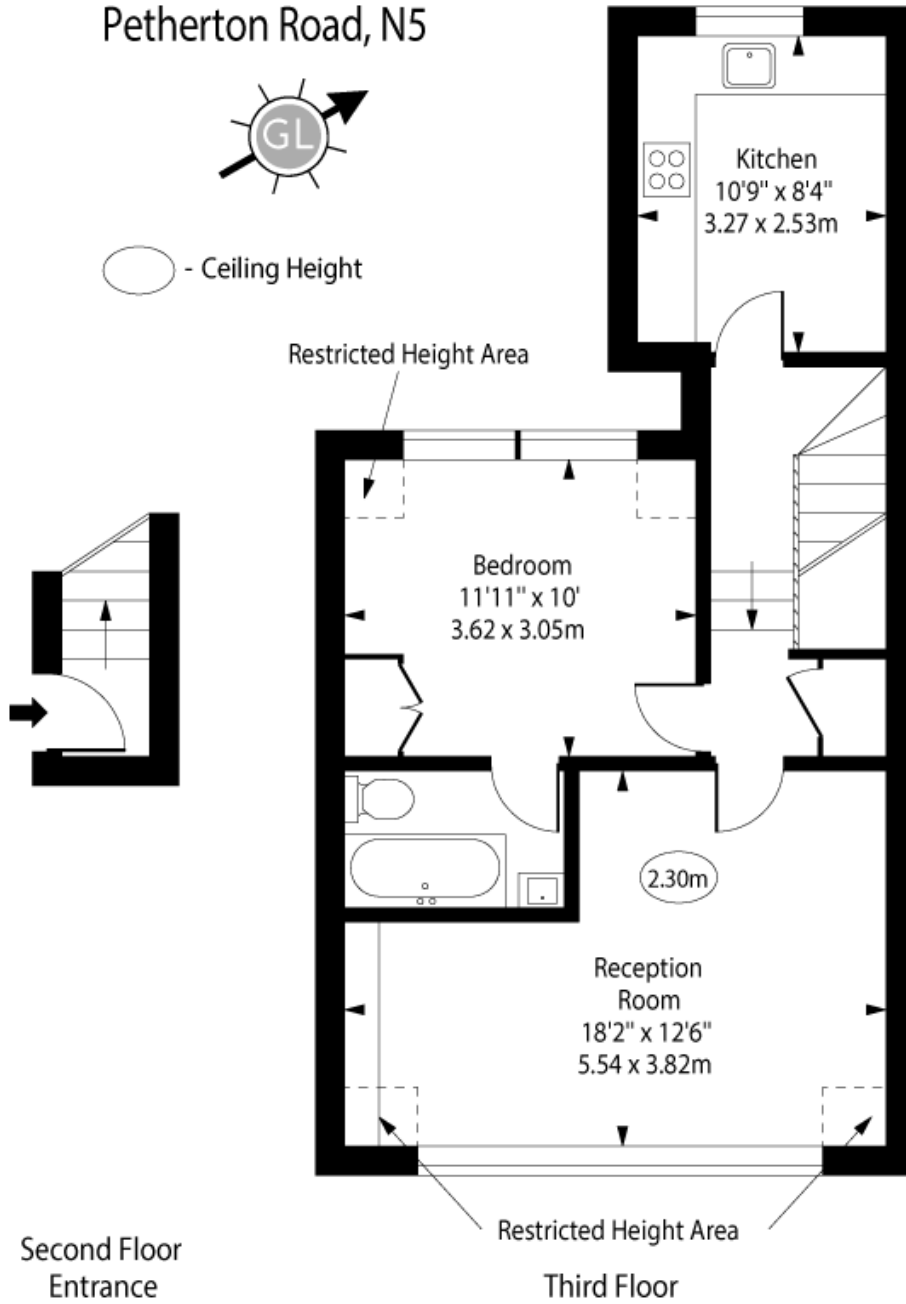
020 7359 9777

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○ - Ceiling Height



Approx Gross Internal Area

535 Sq Ft - 49.70 Sq M

Approx. Floor Area Including Restricted Heights

552 Sq Ft - 51.28 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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