



# Petherton Road

Highbury, N5

Asking Price £1,000,000

A stylish two-bedroom split level maisonette boasting over 1000 sq. ft. of living space with a large open plan living/dining space and a secluded private courtyard. This home is moments from Canonbury Overground station and a short walk to Clissold Park.

CHESTERTONS



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## Highbury, N5

- Stylish split-level maisonette
- 2 well-proportioned bedrooms
- Large open plan living/dining space
- Secluded private courtyard
- Moments from Canonbury Overground station
- No onwads chain



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This stunning home comprises, a welcoming entrance into the open plan living space with high ceilings & hardwood flooring which once used to be a shop, a contemporary kitchen with ample storage, moving to the lower ground floor you are met with industrial features and a study/hall space, well-proportioned second bedroom, stylish family bathroom with separate bath and walk in shower, main bedroom with built in storage and access to the secluded private courtyard.

The property faces Petherton Green, east of Highbury New Park and is a short walk to the greenery of Clissold Park, alongside the trendy cafes, restaurants and bars found at Highbury Park, Stoke Newington Church Street and Newington Green. A fine local restaurant, Primeur, can be found on Petherton itself. Upper Street offers an array of shops and amenities, with restaurants offering food from around the world. Transport can be found via a short walk to Canonbury Station (London Overground), with several bus routes running on Green Lanes and from Newington Green. Highbury & Islington is the closest Underground station, sitting on the Victoria Line and with National Rail trains.

**Tenure:** Share of Freehold 983 years 7 months

**Service Charge:** £625 per annum Service charge is 33.3% of the total annual building insurance

**Ground Rent:** £0

**Local Authority:** Hackney

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

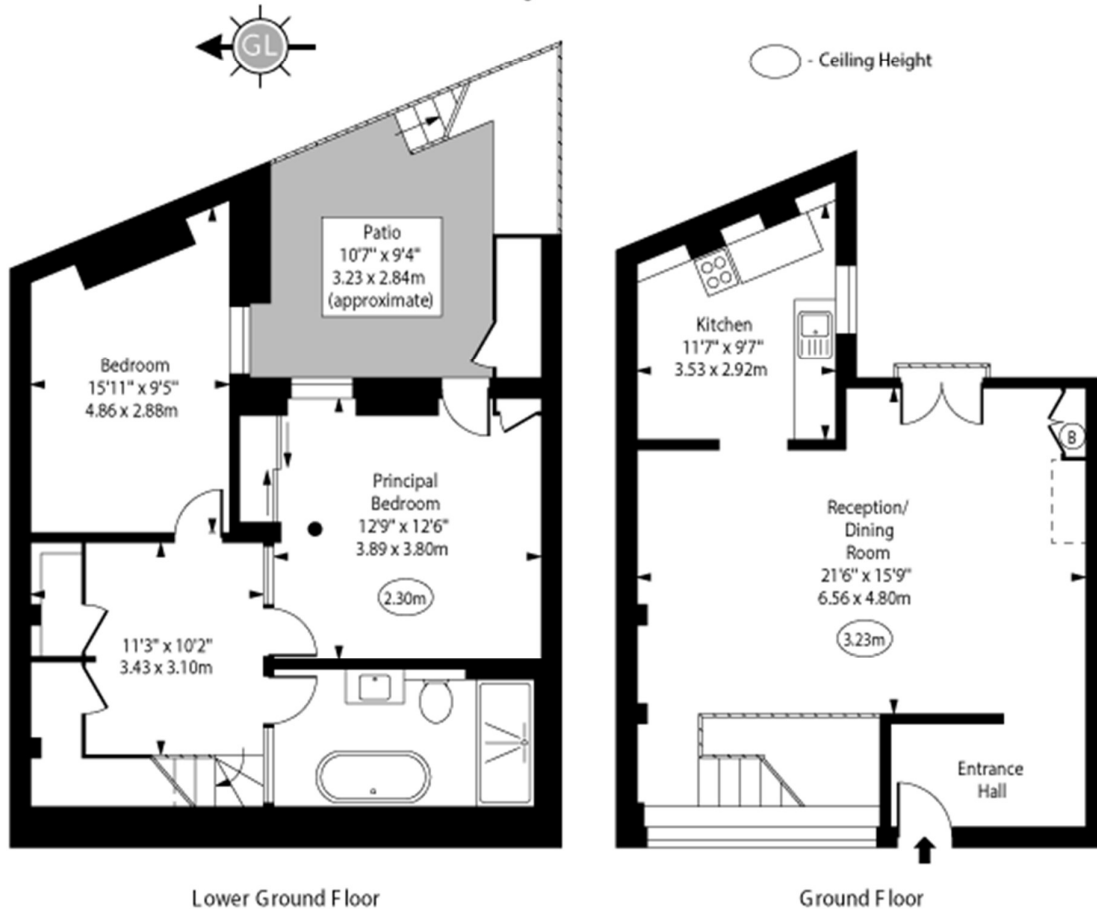
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

[chestertons.co.uk](https://www.chestertons.co.uk)

Petherton Road,  
Highbury,  
Islington, N5



Approx Gross Internal Area 1058 Sq Ft - 98.29 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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