



# Petherton Road

Highbury, N5

Asking Price £2,250,000

An impeccably refurbished and extremely impressive 3 double bedroom garden maisonette with accommodation arranged over the raised and lower ground floors of this elegant double fronted Victorian villa fronting Petherton Green.

**CHESTERTONS**



# Petherton Road

## Highbury, N5

- Two spacious reception rooms
- Principal bedroom suite complete with dressing area & ensuite
- Two further double bedrooms
- Family bathroom plus separate guest WC
- Private 48ft garden



Accommodation comprises fabulous reception room incorporating the bay window, kitchen/ dining/ family room to the rear with sliding patio doors opening to the impressive private rear garden. Also on the lower ground floor are 2 double bedrooms, shower room and a separate guest WC. The raised ground floor is home to a beautiful second through reception room incorporating a feature bay window and an elegant fireplace. To the rear of the reception sliding patio doors open to a private terrace overlooking the rear garden. The principal bedroom suite occupies a prominent position on the raised ground floor with the bedroom area leading through to a fitted dressing area which in turn leads through to the en-suite bathroom incorporating a bay window. 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 Canary Wharf).

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**Tenure:** Leasehold 999 years

**Service Charge:** £3000

**Ground Rent:** £250

**Local Authority:** Islington

**Council Tax Band:**

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### *Chestertons Islington Sales*

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Approx Gross Internal Area      1842 Sq Ft - 171.12 Sq M

Approx. Floor Area Including Restricted Heights      1848 Sq Ft - 171.68 Sq M

(Excluding Store)

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. Not To Scale.  
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