



Witherington Road

Islington, N5

Asking Price £1,350,000

A recently extended three bedroom apartment converted over the top two floors of an attractive Victorian terrace with its own private roof top terrace, situated on a tranquil residential street only moments from the greenery of Highbury Fields.

CHESTERTONS



Witherington Road

Islington, N5

- Recently extended split level apartment
- Three double bedroom with storage
- Stylish & light reception/kitchen space
- Private rooftop terrace
- Only moments from the greenery of Highbury Fields



A recently extended three-bedroom apartment converted over the top two floors of an attractive Victorian terrace with its own private roof top terrace, situated on a tranquil residential street only moments from the greenery of Highbury Fields.

Accommodation is well balanced and comprises, a stylish and light reception/kitchen space with room for a dining table and well equipped kitchen area. On the same floor there are 2 double bedrooms with built in storage and a modern fully tiled family bathroom. On the way to the upper floor there is access to the private roof top terrace perfect for entertaining, the upper floor is home to the spacious principal bedroom with built in wardrobes and eaves storage alongside access to the 2nd modern bathroom with Velux window. **The lease is currently being extended by the owners to 999 years**

Witherington Road is a quiet treelined street that offers superb access to the community focal point of the shops at Highbury Barn which includes Godfreys Butchers, La Fromagerie, Da'Mario Italian Delicatessen and Bournes fishmongers, along with the greenery and amenities of Highbury Fields (gym, tennis courts, etc). Transport can be found locally at Highbury & Islington station (National Rail & Victoria Line), along with Arsenal Underground (Piccadilly Line) Canonbury Station (London Overground), with a number of bus routes running along Highbury Grove. The delights of Trullo & Prawn On The Lawn, by Highbury Corner, offer superb local dining. Very few properties provide such a tranquil offering with so many facilities so readily accessible, including of course the Fields themselves.

Tenure: Share of Freehold 103 years 1 months

Service Charge: £400 £400 is for the 40% responsible share of the total building

Ground Rent: £0

Local Authority: (1068) Islington Council

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

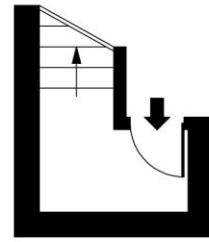
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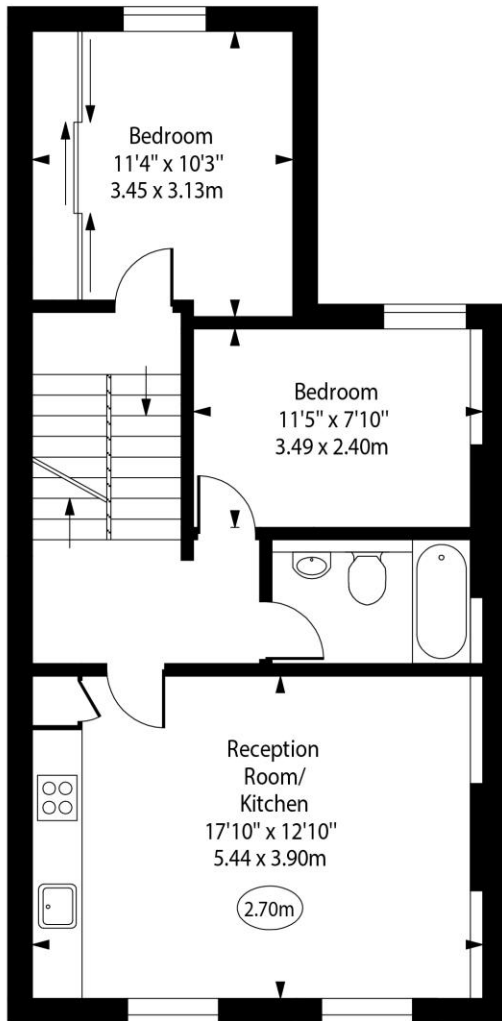
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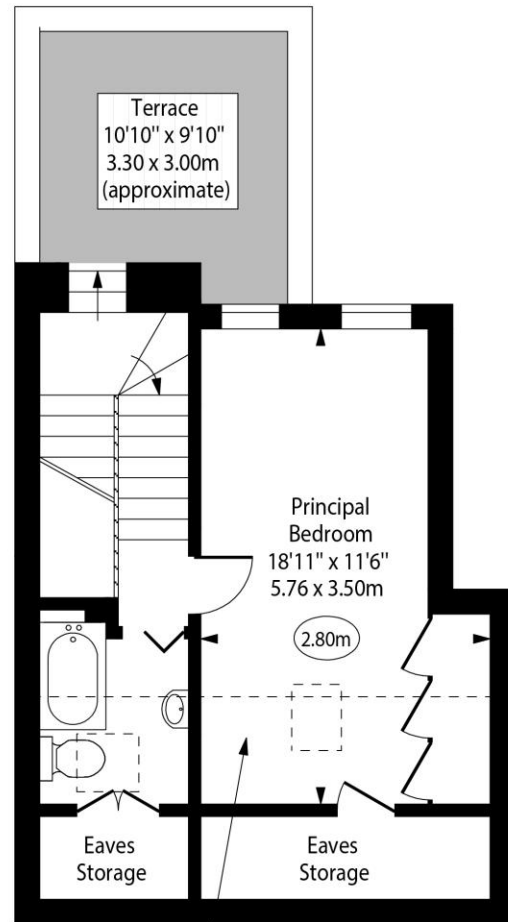


First Floor
Entrance

○ - Ceiling Height



Second Floor



Restricted Height Area

Third Floor

Approx Gross Internal Area

981 Sq Ft - 91.13 Sq M

Approx. Floor Area Including Restricted Heights

1077 Sq Ft - 100.05 Sq M

(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale

