LOVE
LIVING

92 Catherall Road, London, N5 2LD

Offers in excess of £500,000

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- Two double bedrooms
- First-floor apartment
- Direct views towards Clissold Park
- Separate kitchen
- Approximately 679 sq ft / 63.1 sq m
- Private covered balcony
- Bright reception and dining room
- Characterful teal-tiled bathroom

The Home -

Directly opposite the open green space of Clissold Park, this bright two-bedroom apartment occupies the first floor of a purpose-built modernist block in Highbury. Extending to approximately 679 sq ft, the apartment has an easy, well-proportioned layout, with its living spaces oriented towards the park and a private covered balcony immersed in the surrounding tree canopy.

Large windows draw greenery into almost every room, while the interiors have been kept relaxed and characterful. Particularly lovely is the relationship between the reception room and balcony, creating a home that feels closely connected to its unusually leafy setting.

The Indoors

The reception room forms the heart of the apartment. A broad run of glazing spans almost the entire width of the room, framing mature trees outside, while a glazed door opens directly onto the balcony. There is ample room for both sitting and dining, with a large wall-mounted mirror bouncing further light through the space.

The separate kitchen sits alongside and is arranged in a practical U-shaped configuration. White cabinetry is paired with grey worktops and pale blue-green tiled splashbacks, with a large window above the sink bringing in plenty of natural light. Integrated cooking appliances sit alongside space for a dishwasher and washing machine.

Two double bedrooms lie on the opposite side of the apartment. The main bedroom is a calm, simple room overlooking the trees, while the second is similarly well proportioned and currently arranged as a child's room, but would work equally well as a guest bedroom or home office.

The bathroom provides a welcome hit of colour, with deep teal glazed tiles wrapping the bathing area and contrasting beautifully with the monochrome tiled floor. A freestanding-style bath with overhead shower, wall-mounted basin and chrome fittings complete the room.

Useful storage is incorporated into the hallway and both bedrooms.

The Outdoors

The private covered balcony is one of the apartment's defining features. Reached directly from the reception room, it has space for a small table and chairs and looks straight through mature trees towards Clissold Park beyond.

In spring and summer the outlook is wonderfully green and secluded, while the elevated position gives the apartment a feeling of being among the treetops. Having such an immediate connection to one of north London's best-loved green spaces is a rare privilege.

Loving The Location

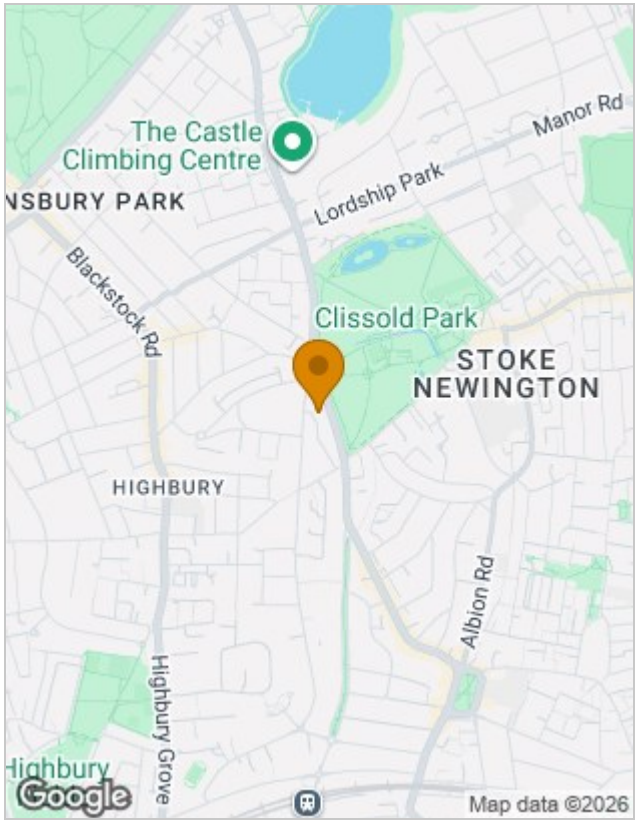
Catherall Road sits between Highbury and Stoke Newington, with Clissold Park quite literally on the doorstep. The park's broad lawns, mature trees and paths provide an exceptional everyday backdrop, while Stoke Newington Church Street begins on its northern side and is known for its independent cafés, restaurants and shops.

Highbury Park and Green Lanes are also close by. Local favourites include Farang London for Thai food, Highness Cafe for coffee and breakfast and The Highbury Fishmongers - Highbury, while Clissold Park Tavern sits just beyond the park on Green Lanes.

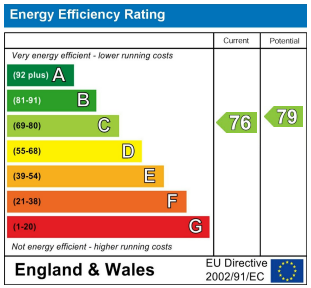
Transport connections are good, with Arsenal Underground station approximately 1 km away, placing the Piccadilly line within easy reach; the area is also well served by buses running towards Stoke Newington, Highbury, Islington and central London.

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

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