



Petherton Road, N5 2RS

Asking Price: £650,000 Share of Freehold

A two bedroom duplex in the heart of Highbury. Spread across the top floors of a Victorian conversion, the accommodation briefly comprises two bedrooms, open plan living room, separate kitchen and bathroom. This dwelling is bright and airy throughout, enjoying a 'front to back' aspect.

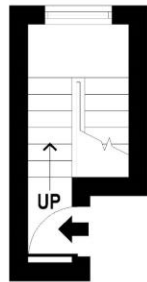
- Two Double Bedrooms
- Separate Kitchen
- Upper Floors
- Convenient Location
- Share of Freehold
- Approx 968 Sq Ft
- Council Tax Band E (Islington)



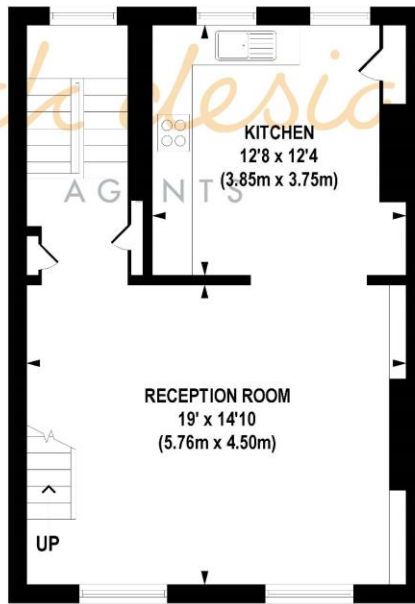


THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 460 SQ FT

hotblack *residents*
ESTATE AGENTS



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 47 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 521 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1028 sq. ft / 95.48 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 968 sq. ft / 89.97 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

