



Petherton Road, London, N5 2RS

Asking Price: £675,000 Leasehold

2 Total Bedrooms | 1 Reception Room | 1 Bathroom

A charming two-bedroom garden flat on this wide tree lined road in the heart of Highbury.

- Leasehold 108 years
- Two-bedroom Garden flat with ownership of the front and first half of the West facing garden.
- Close to Highbury Fields and Clissold Park with great access to Victoria & Overground lines
- Chain free
- Shared service charge costs



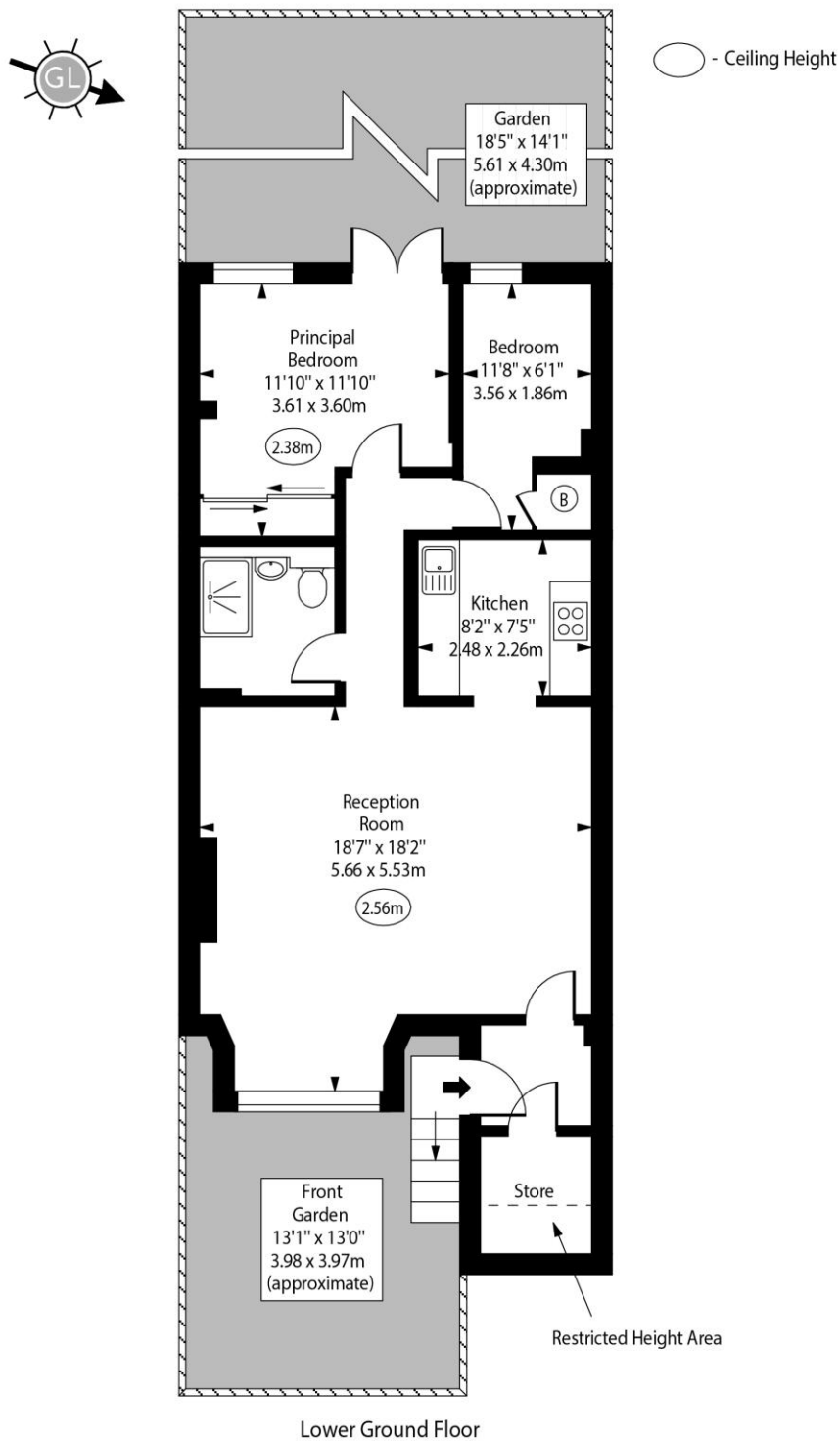
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There's something special about having your own private front door, and this charming garden flat offers exactly that. Step into a welcoming entrance lobby that leads through to a spacious sitting room, beautifully lit by a bay window that adds character and warmth.

The separate kitchen is thoughtfully positioned, and to the rear of the property you'll find two well-proportioned bedrooms—both offering direct access to the garden. The west-facing outdoor space is a real highlight, with the front garden and the first half of the rear garden exclusively for the use of this flat, providing a perfect blend of privacy and outdoor enjoyment.



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Approx Gross Internal Area 716 Sq Ft - 66.52 Sq M

Approx. Floor Area Including Restricted Heights 728 Sq Ft - 67.63 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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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.

