



## Petherton Road, London, N5 2QT

Offers Over: £1,150,000 Leasehold

**2 Total Bedrooms | 3 Reception Rooms | 1 Bathroom**

Much improved by the current owners since their purchase a few years ago, a wonderful split level maisonette with west facing garden on the Stoke Newington side of Highbury.

- Leasehold 90 years 8 months
- Ground rent: £10pa
- Service charge: £1500pa





## Petherton Road, London, N5 2QT

A beautifully presented split level garden maisonette in the heart of Highbury. This property has been refitted and remodelled to a very high standard, with thoughtful detail throughout.

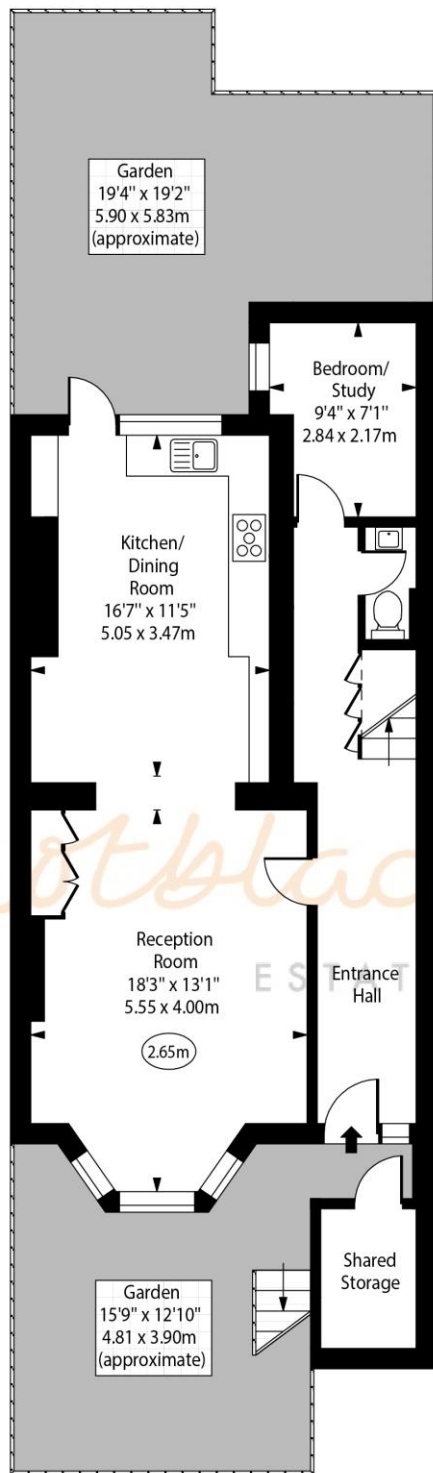
This is an appealing home for professionals and/or a young family looking to establish themselves in the Highbury area.



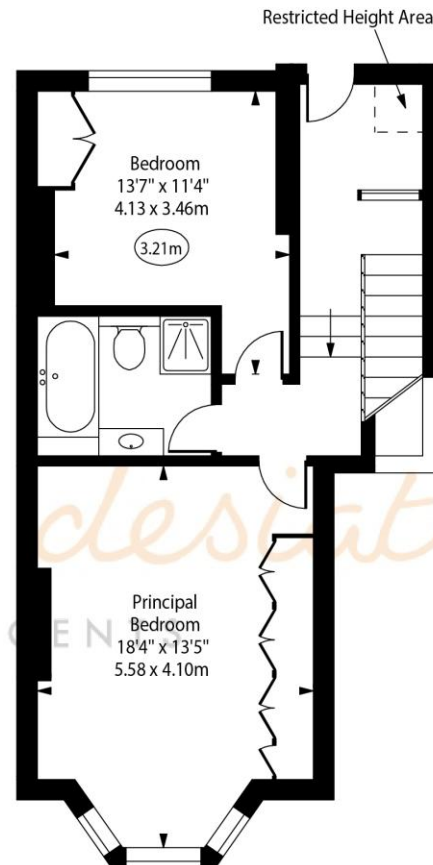
Petherton Road, N5



○ - Ceiling Height



Lower Ground Floor



Raised Ground Floor

Approx Gross Internal Area

1218 Sq Ft - 113.15 Sq M

Approx. Floor Area Including Restricted Heights

1224 Sq Ft - 113.71 Sq M

(Excluding Shared Storage)

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.

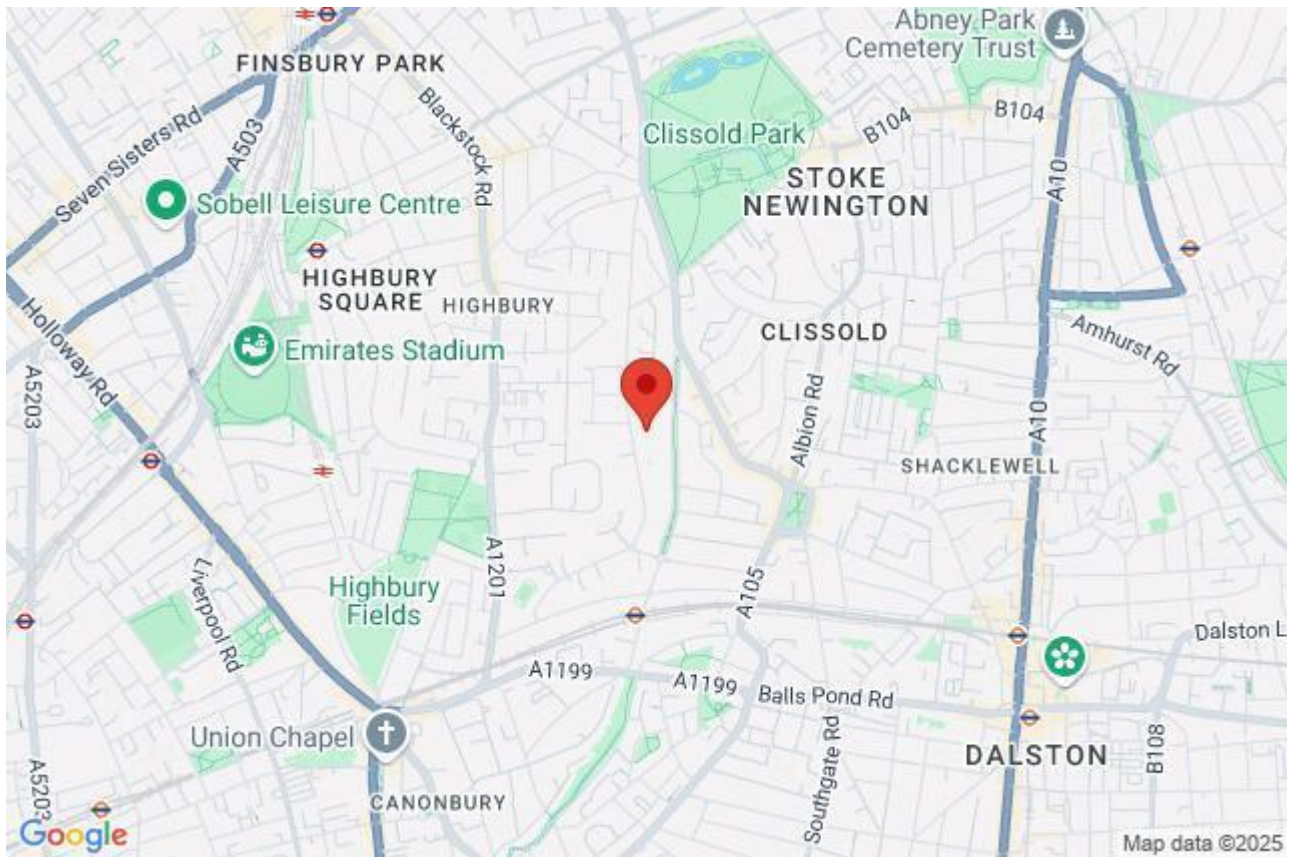
Measured according to the RICS IPMS 2. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 028163J

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	