



## Pyrland Road, N5 2JD

Asking Price: £425,000 Leasehold

A charming, characterful one bedroom period apartment set within a Victorian conversion on the second floor. Bright and airy throughout, this flat boasts high ceilings and character features with a modern finish and access to a large shared garden.

- One Bedroom
- Victorian Property
- High Ceilings
- Communal Gardens
- Leasehold
- Service Charge: TBC
- Ground Rent: TBC
- Approx 455 Sq Ft
- Council Tax Band C (Islington)





SECOND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 455 sq. ft / 42.23 sq. m**

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(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	

