



## Petherton Road, London, N5 2RT

Offers in excess of: £780,000 Share of Freehold

**2 Total Bedrooms | 1 Reception Room | 1 Bathroom**

A spacious, bright top floor split level two-bedroom maisonette with balcony. Share of freehold

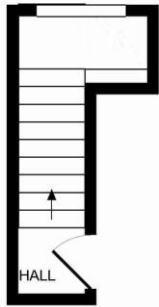
- Share of Freehold
- Upper split level period conversion in the heart of Highbury
- Front-to-back double aspect making the apartment
- Close to Clissold Park, Highbury, Canonbury station and Newington Green



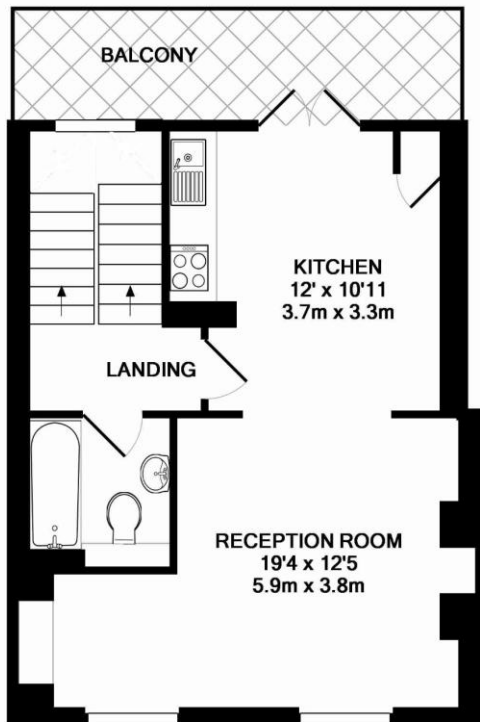
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At 880 square feet, this split-level upper maisonette enjoys a southerly aspect as well as offering generous accommodation. The top floor boasts two double bedrooms and re-modelled bathroom, below is a glorious living space. During the improvements made during their tenure of the property, the current owners have created an island in the kitchen area giving a great focal point to the room. The L-shaped living space gives a separate dining area complementing the sitting room area. Clissold Park and Highbury Fields are both within easy walking distance as are Victoria, Piccadilly and Overground Lines.

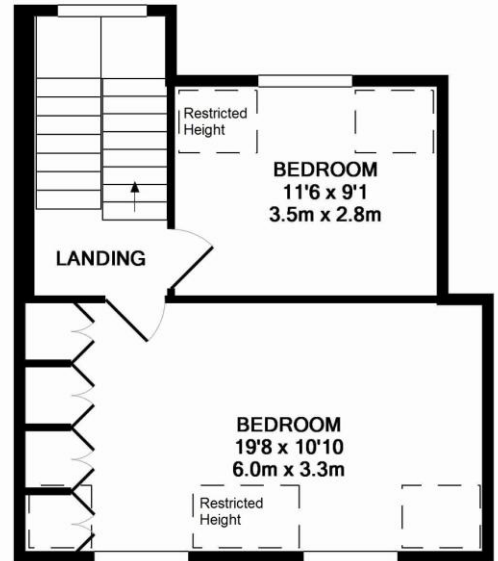




1ST FLOOR  
APPROX. FLOOR  
AREA 48 SQ.FT.  
(4.5 SQ.M.)



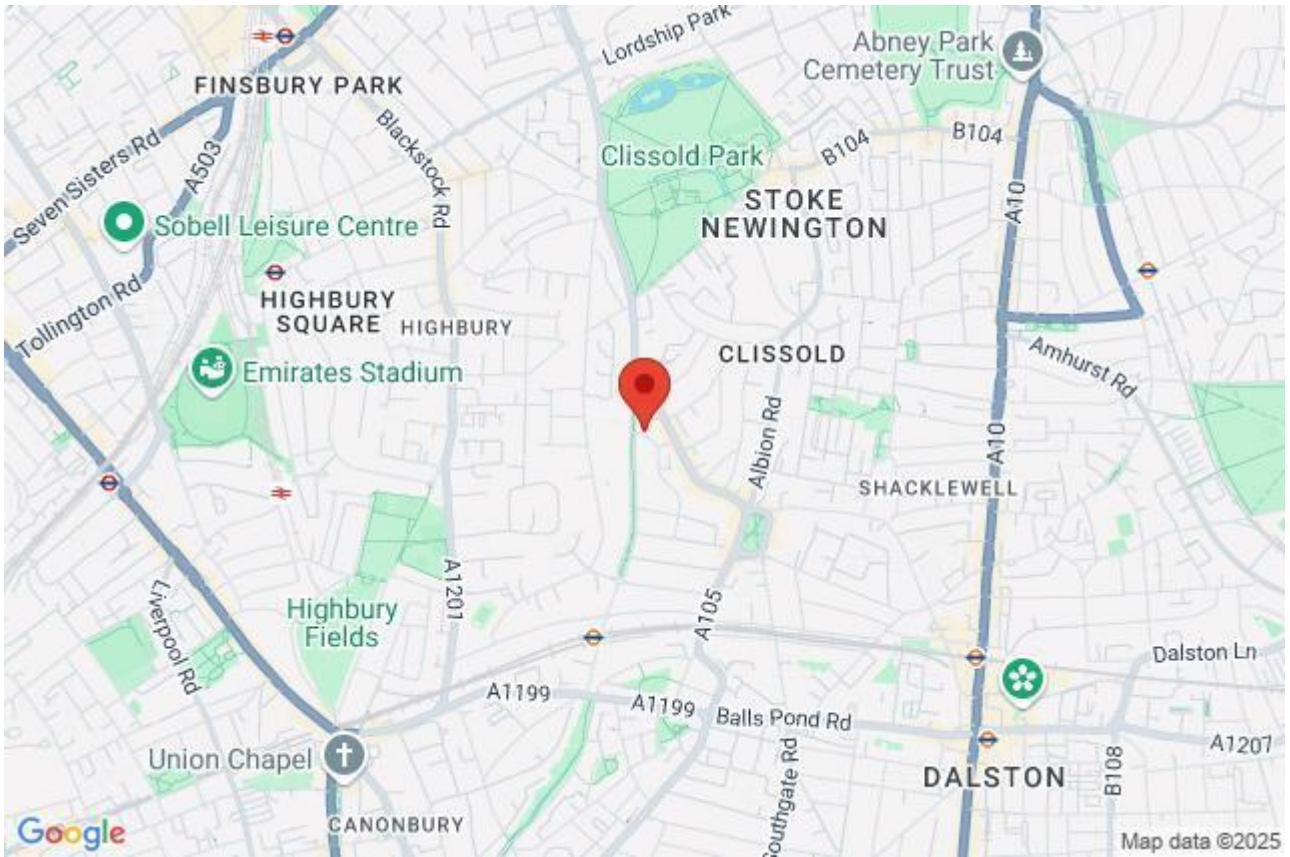
2ND FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.4 SQ.M.)

PETHERTON ROAD N5  
TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.8 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only

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>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	