



Pyrland Road, London, N5 2JB

Offers Over: £1,850,000 Freehold

5 Bedrooms | 2 Reception Rooms | 2 Bathrooms

Just north of Canonbury station, this three storey, five bedroom house is offered for sale with south facing garden, garden level lower ground cellar, and generous accommodation spread across four storeys inc. basement.



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Ground floor comprises a classic double reception with stairs down to the rear kitchen from the hallway which also has stairs down to the lower ground cellar. Unusually, there is a ground level workshop/ study to the rear of the house leading directly to the garden.

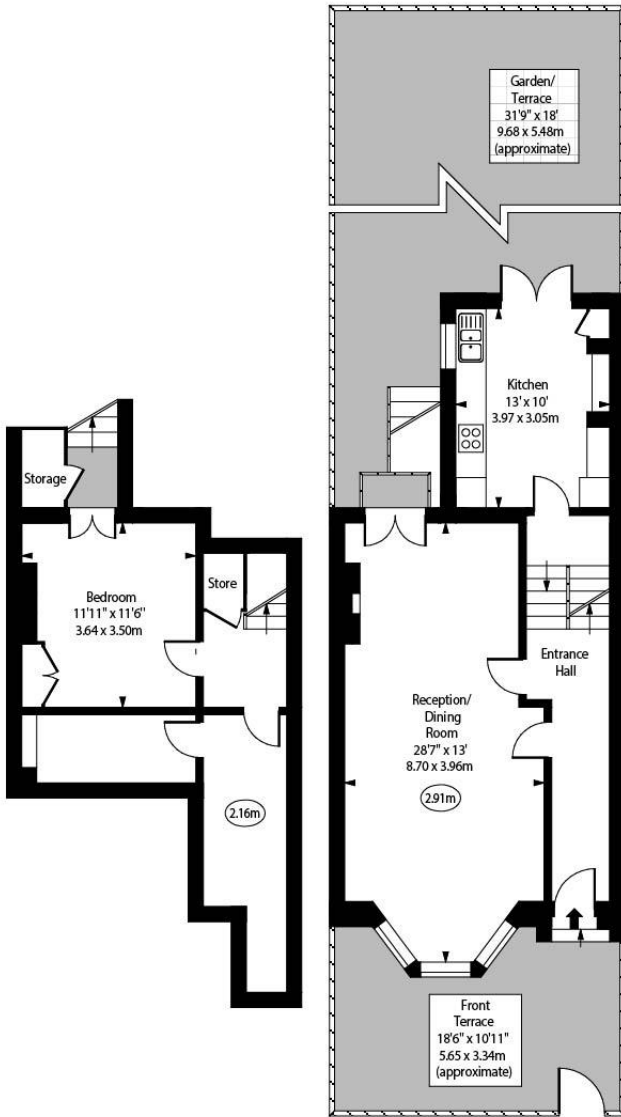
The two upper floors boast four bedrooms and two bathrooms, the cellar has historically been used



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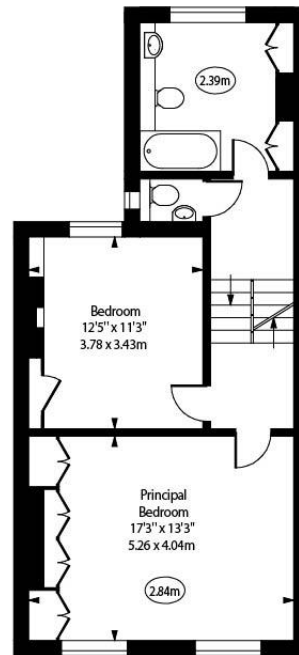


○ - Ceiling Height

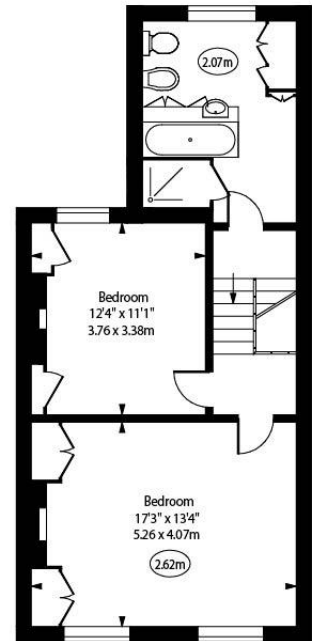


Basement

Ground Floor



First Floor

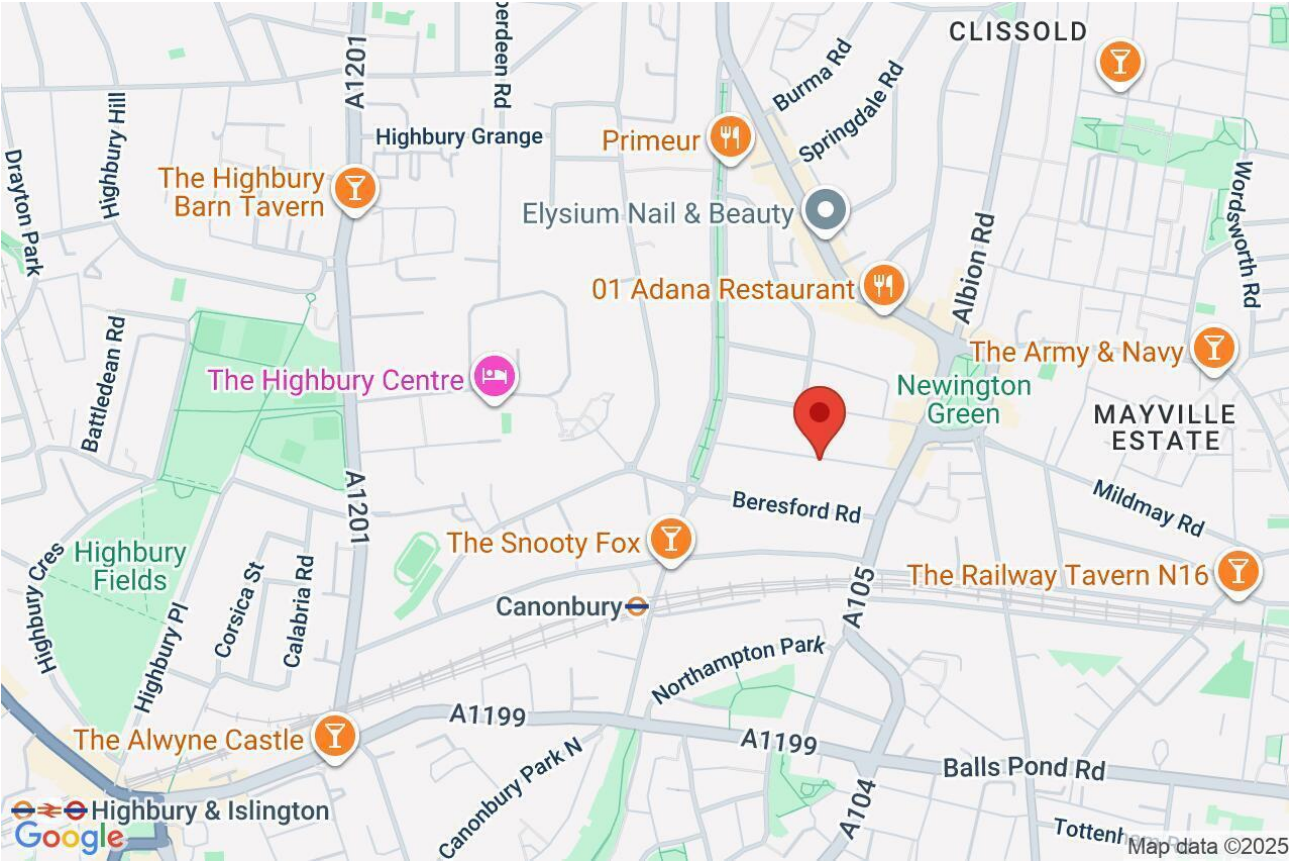


Second Floor

Approx Gross Internal Area 2100 Sq Ft - 195.09 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. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	81 B
39-54	E		
21-38	F		
1-20	G		