



Witherington Road, N5 1PP

Asking Price **£550,000**

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asset

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Situated on the first floor of a period conversion in the heart of Highbury N5, this two-bedroom flat is located on the first floor of this period conversion and offers an ideal opportunity for first time buyers. Extending to approximately 554 sq ft / 51.48 sqm, the property provides a welcoming and airy atmosphere throughout. The flat comprises a reception room with large windows, allowing natural light to fill the space, and plenty of room for both living and dining. A separate fitted kitchen, two bedrooms, and a bathroom. Witherington Road is ideally located for convenient access to Highbury & Islington Underground & Overground Station and Drayton Park Station (National Rail), providing swift connections to the City, King's Cross St Pancras and beyond. The property is also within easy walking distance of the cafés, pubs, and green spaces of Highbury Fields, as well as the shops, restaurants, and amenities of Upper Street and Holloway Road. Chain Free Sale.

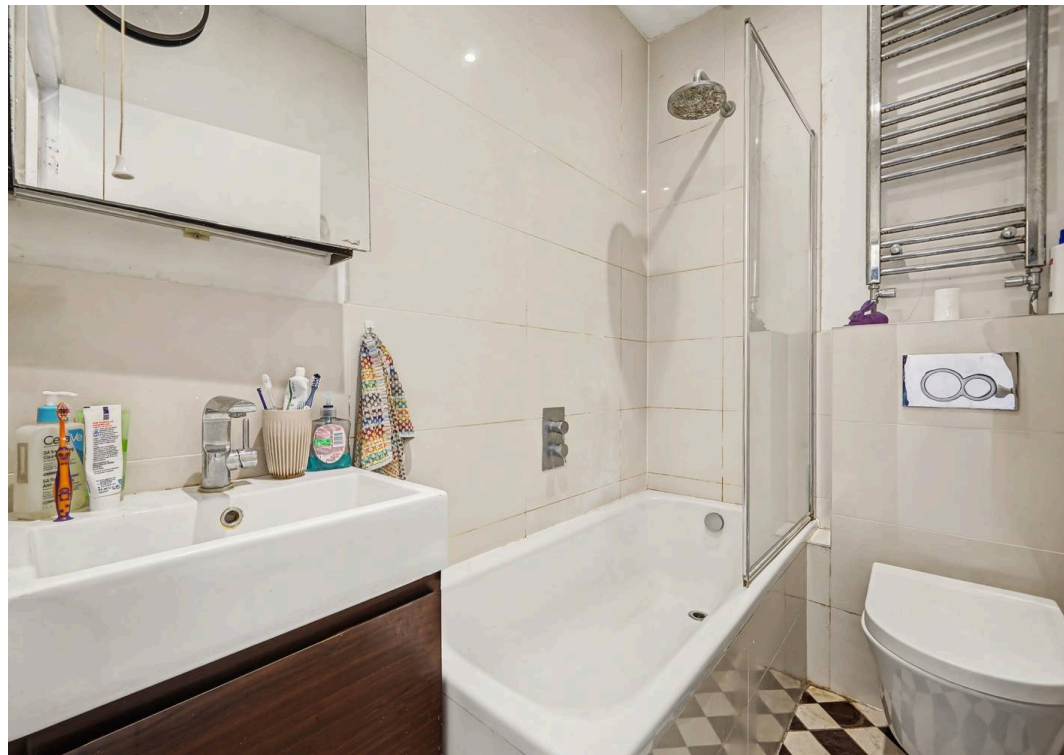
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- 554 sq ft / 51.48 sq m
- Share of freehold | Chain Free
- First floor period conversion
- Separate fitted kitchen
- Two well proportioned bedrooms
- Light, airy, and well presented throughout
- Excellent transport links: Arsenal Underground (Piccadilly Line) and Drayton Park Station (National Rail)
- Within walking distance of Highbury Fields, cafés, pubs, and shops on Upper Street and Holloway Road





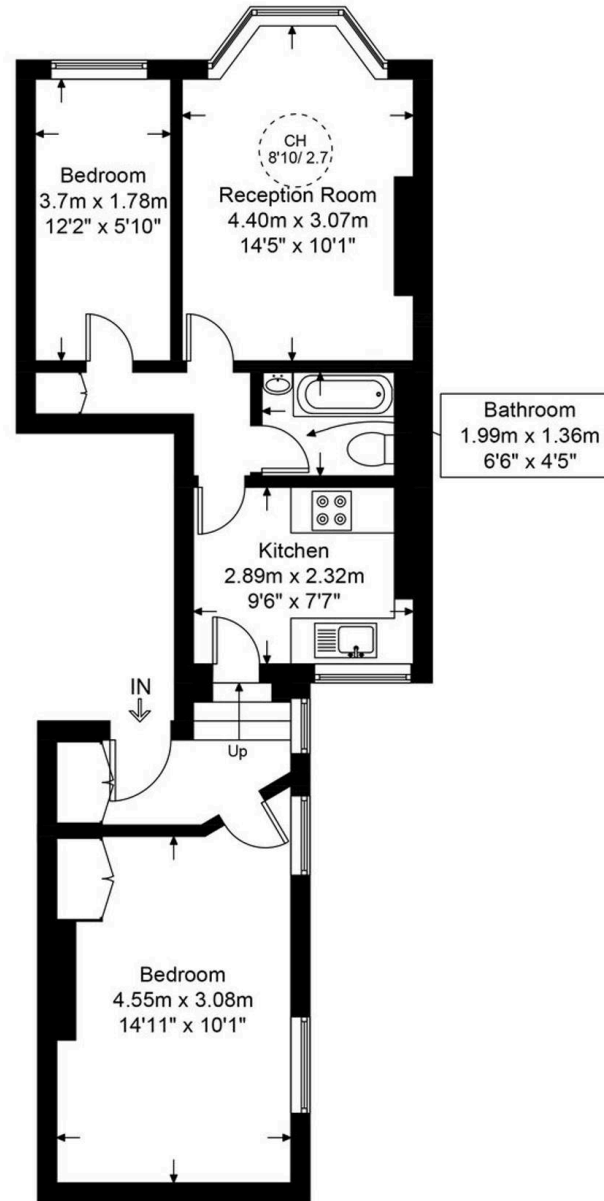




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Approximate Gross Internal Area = 554 sq ft / 51.48 sq m

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First Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

scan to book
a viewing



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.



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