



## Pyrland Road, London, N5

- Chain free
- Private garden
- Good condition throughout
- Close to local amenities
- Own entrance
- Communal garden
- Bay window
- Close to transport links

**Asking Price £625,000**



# Pyrland Road, London, N5

## DESCRIPTION

Offered chain free, this beautifully presented one-bedroom period conversion features its own private entrance, direct access to a private garden, and use of a large communal garden, ideally positioned on sought-after Pyrland Road, N5.

Recently refurbished throughout, the property offers bright, well-proportioned living space extending to approximately 776 sq. ft. (72.1 sq. m) and blends period character with modern finishes.

The accommodation comprises a spacious open-plan reception and dining area featuring wood flooring, recessed spot lighting, and a feature marble fireplace, leading through to a stylish fitted kitchen with wooden worktops and integrated appliances.

To the rear, a generous double bedroom enjoys direct access to a private garden, which in turn leads to a beautifully maintained communal garden. A contemporary bathroom with a modern suite and checkerboard flooring completes the layout.

This impressive home combines classic charm and contemporary design, offering a rare sense of space and privacy in a prime Highbury location — perfect for professionals or couples seeking a peaceful yet well-connected home.

Pyrland Road is only a short walk from the many bars, restaurants and coffee houses of De Beauvoir, Newington Green, Stoke Newington Church Street and Highbury Barn, as well as being moments from Clissold Park and Highbury Fields.

Transport links include Canonbury Station (Overground), Highbury & Islington Station (Victoria Line, National Rail and Overground), Arsenal Station (Piccadilly Line), Drayton Park Station (Overground), and numerous bus routes providing direct access into The City and West End.





GROUND FLOOR  
779 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [highburyandislington@hunters.com](mailto:highburyandislington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

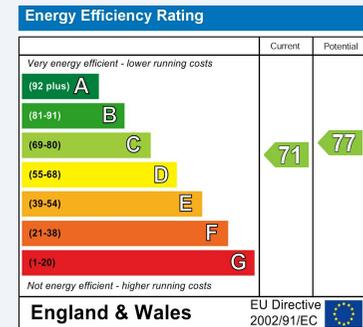
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

