

# HUNTERS®

HERE TO GET *you* THERE

**Pyrland Road, London, N5**

**Price £625,000**

**Property Images**





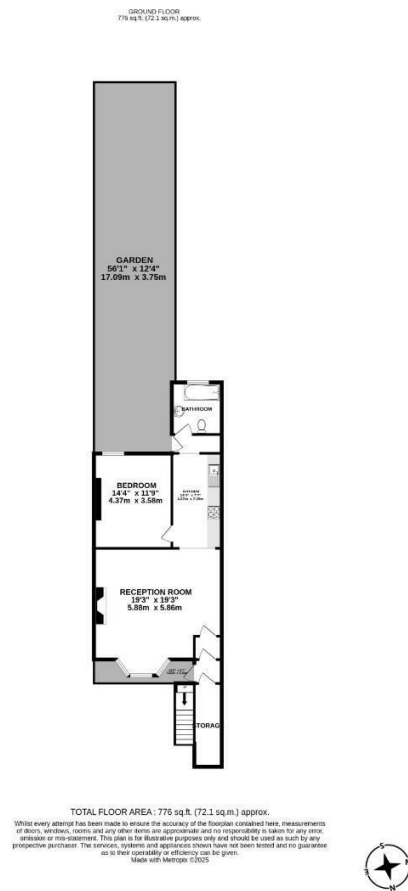
## Property Images



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## Floorplan



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

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.

## Features

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