

# MATTHEW JAMES

Residential Sales • Lettings • Management



Pyrland Road, Highbury, N5 2JD

**£2,800 Per Month**

A luxury newly refurbished two double bedroom split level conversion set on the first floor of this Victorian terraced house. Conveniently located close to local shops, cafes, restaurants and transport links, including Canonbury Station (Mildmay Line) and a number of bus routes. Highbury & Islington Station is also within walking distance, offering Victoria Underground line and Great Northern and Mildmay Overground lines. This light and airy split level apartment has two double bedrooms, lounge, separate kitchen and a shower room. Available now. Unfurnished. No HMO licence.

## First Floor Entrance

Accessed via a communal hallway and staircase

## Hallway

A split level hallway, two bedrooms on the upper level, kitchen and bathroom on the lower level. Features include wood effect laminate flooring and inset spotlights operated by a motion sensor.

## Lounge



A bright lounge with high ceiling, wood effect laminate flooring, double glazed casement windows to the front of the building, inset spotlights, radiator, TV, telephone and media points.

## Bedroom One



A double bedroom featuring a fitted carpet, casement windows to the front of the building, pendant light fitting and radiator

## Bedroom Two



A double bedroom featuring a fitted carpet, casement windows to the rear of the building, pendant light fitting and radiator

## Hallway Steps To Lower Level



Steps to a small lower landing with wood effect laminate flooring, small double glazed casement window to the side of the building and inset spotlights. Doors giving access to kitchen and shower room.

## Kitchen



A good sized kitchen with ample room for a table and chairs. Features include modern wood effect and grey wall units, along with grey base units and marble effect work surfaces, incorporating a sink with mixer tap, a four ring ceramic hob with extractor canopy above, integrated fan assisted oven/grill, microwave and tall fridge/freezer. Other features include, tiled flooring and part tiled walls, double glazed casement windows to the rear of the building, a storage cupboard which houses the washing machine, another cupboard that houses the Vaillant Combi boiler, inset spotlights and radiator.

## Shower Room



A modern wet shower room comprising of a tiled shower cubicle with overhead rose and handheld

options, mixer taps and glass shower screen, low flush WC, wall mounted wash basin, wall mounted chrome heated towel rail, tiled flooring, inset spotlights and fitted mirror.

#### [Additional Information](#)

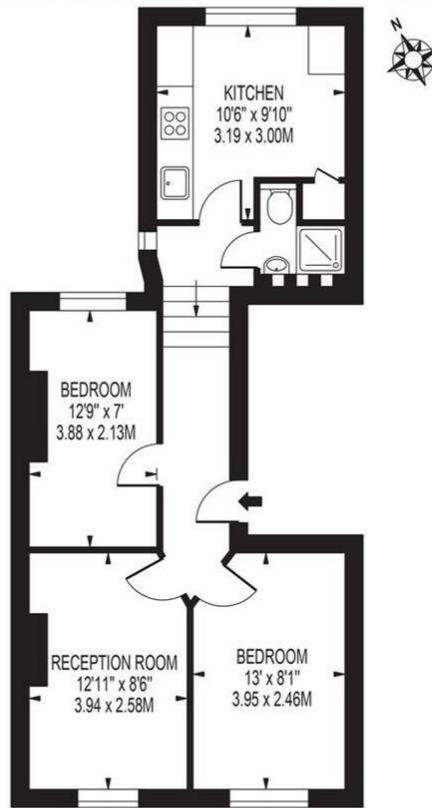
Holding Deposit Equivalent To One Weeks Rent - 1 x £646

Full Deposit Equivalent To Five Weeks Rent - 5 x £3,230

Islington Council Tax Band D

# Floor Plan

**PYRLAND ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 508 SQ FT - 47.18 SQ M

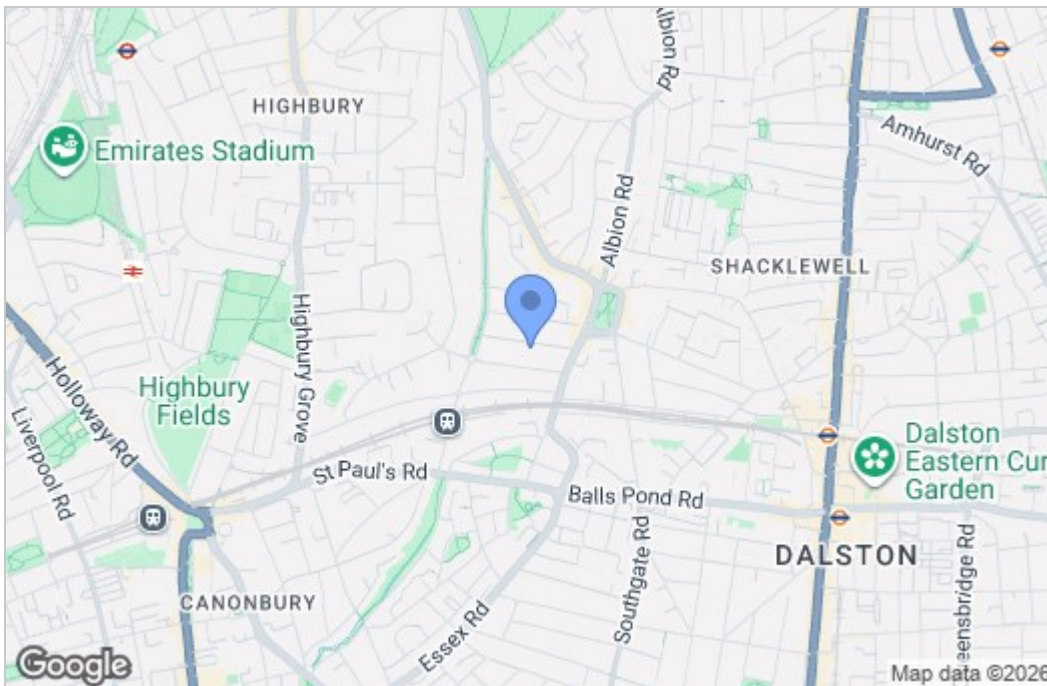


**FIRST FLOOR**

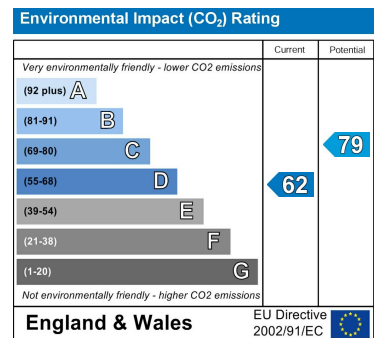
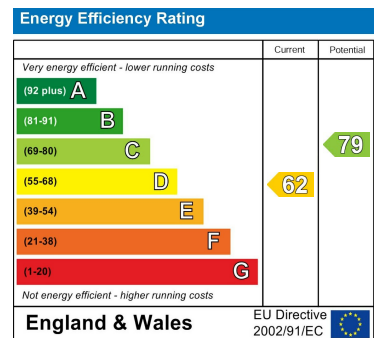
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk