



Pemberton Gardens, N19 5RR

£525,000
Leasehold



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This charming 762 sqft one-bedroom top floor flat is located on a highly desirable street within St Johns Grove Conservation Area. The well-presented home features extra height ceilings a over-sized double bedroom, modern kitchen, contemporary bathroom, and a spacious living room. With a 100-year lease and no onward chain, it offers a fantastic opportunity.

Pemberton Gardens is a popular, tree-lined street, just a short walk from Archway Underground (Northern line), Upper Holloway Overground, and a variety of local shops, cafes, and amenities.

- 775 sq ft - 72sqm
- 2.8m high ceilings
- St Johns Grove Conservation Area
- Top floor conversion
- Seperate kitchen
- Large reception room
- Chain free
- Excellent transport links




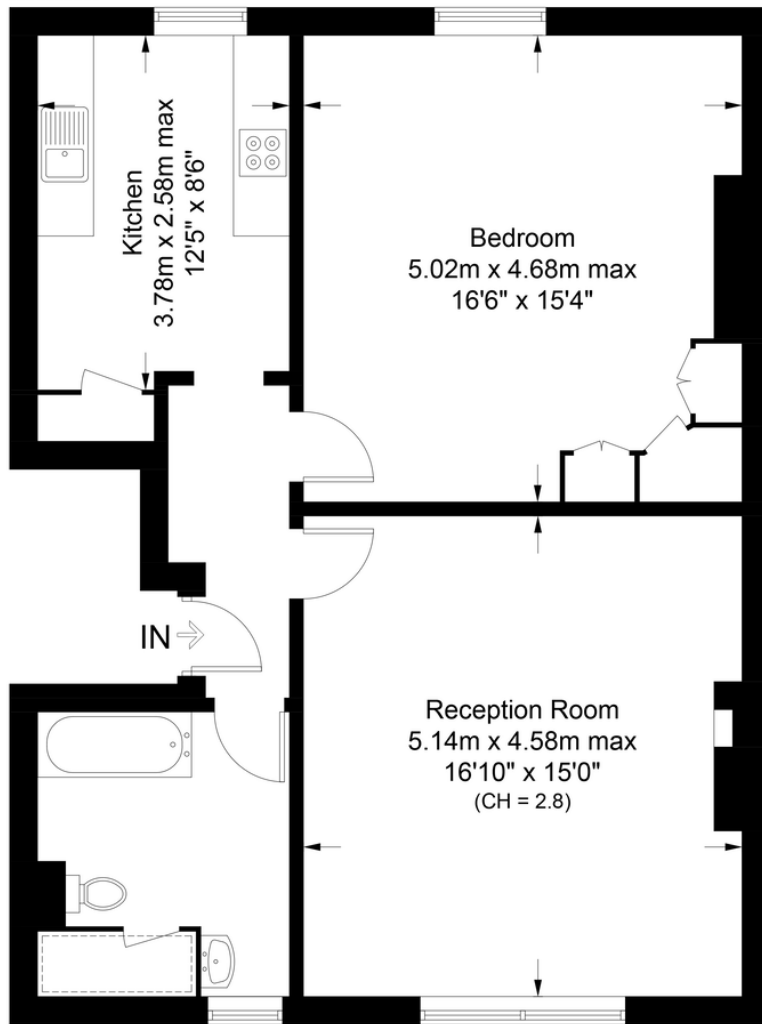




Pemberton Gardens, N19

Approximate Gross Internal Area = 775 sq ft / 72.0 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 13 sq ft / 1.2 sq m
Total = 788 sq ft / 73.2 sq m

 = Reduced headroom below 1.5m / 5'0



Second Floor



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. (ID1160702)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

