

53 Pyrland Road

London



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A splendid Victorian terrace occupying second and third floors, (947sq ft) two bedroom apartment in popular Newington Green.

The property (share of freehold) has a long lease (992 years unexpired from 23.08.2016). The property is located within striking distance from Canonbury Overground Station, providing transport links to entertainment at The West End, tech at King's Cross, legal at Holborn and financial district at the City of London and Canary Wharf.



1 RECEPTION ROOM



2 BEDROOMS



1 BATHROOM



FREEHOLD



947 SQ FT



**GUIDE PRICE
£795,000**

The property

A raised ground floor entrance has turning staircase to second floor. The apartment's self-contained private lobby offers ideal storage for coats and shoes, with access onto a private external south facing balcony (85 sq ft). A welcoming second internal entrance hall has storage and access to kitchen, sitting room and family bathroom.

The sitting room (5.10m x 4.27m) has retained its original period features including a central fireplace, cornicing, timber plank floors, two sash windows and twin bookcases, either side of the mantle. This makes an ideal space for relaxing and entertaining. Adjacent, the separate kitchen (4.26m x 3.44m) is sufficiently large enough to accommodate a six person breakfast table. These rooms work well together separately or could be combined, subject to the receipt of freehold consent and planning. There is further scope for modernisation and opportunity to stamp one's own interior design on the property.

A second turning staircase leads to the third floor landing and two double bedrooms. This has space for wardrobe and eave storage. The lower eave head height could be adjusted by adding a dormer window

and/or full mansard extension, subject to the receipt of freehold and planning consent. This alteration would create a small second bathroom/dressing room or possible study over the existing flat roof above the stairwell.

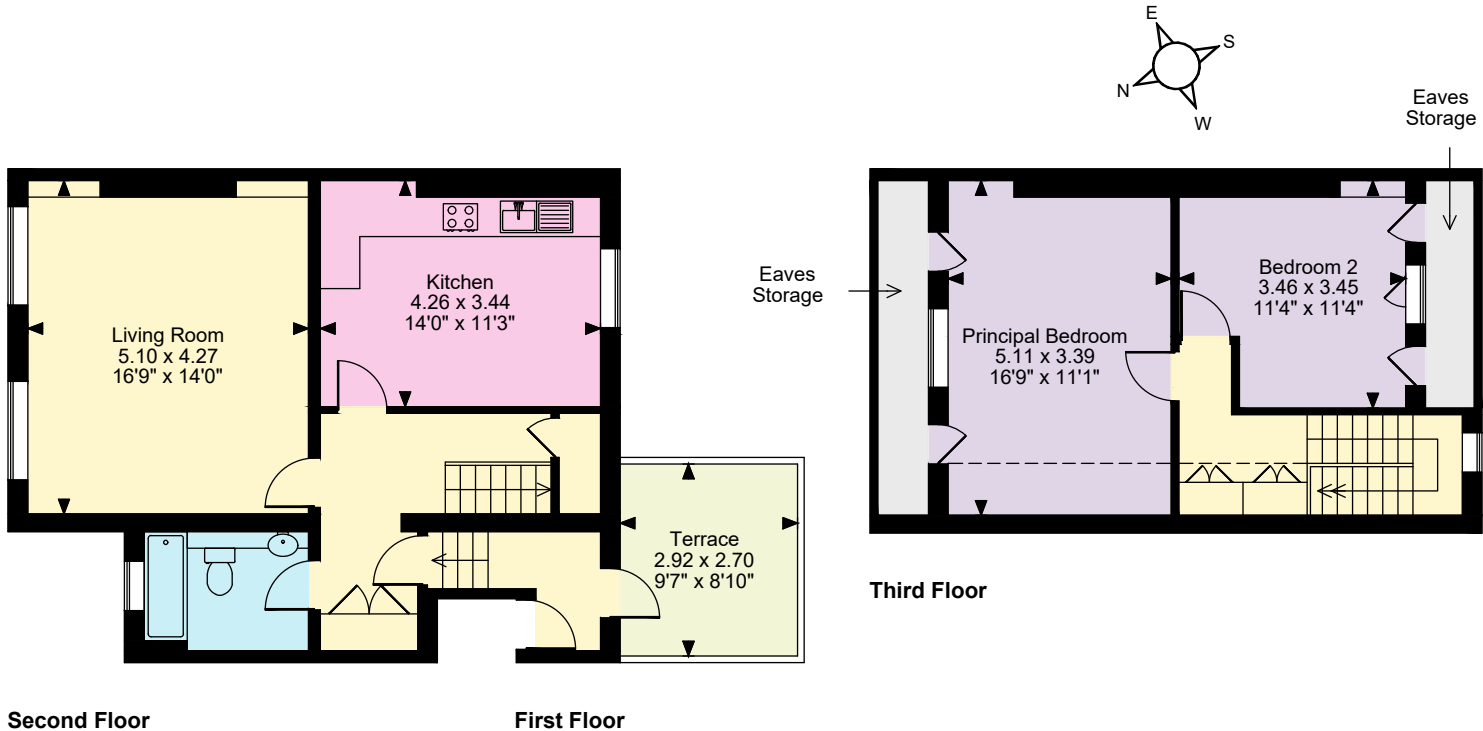
In all, this is an attractive and elevated apartment on a quiet road in a popular area, ideal for young professionals, investors, downsizers and/or those looking for a pied-a-terre.

Situation

Pyrland Road located in the centre of Newington Green is within striking distance of independent shops, cafés, restaurants and further amenities. The property is well located to green space including Newington Green and Clissold Park. Again, the property is within striking distance of Canonbury Overground Station and bus routes to nearby Islington Angle, Highbury and Canonbury.







Floorplans

Internal area = 947 sq ft (88 sq m)
Terrace external area = 85 sq ft (8 sq m)
 For identification purposes only.

General

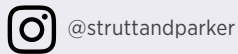
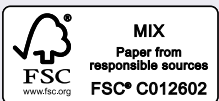
Tenure: Share of Freehold (Lease 992 years unexpired).
Management Company: 53 Pyrland Road Ltd
Service charge: Variable. £500 in 2024 (inc. buildings insurance). Contribution to building costs as and when required.
Ground rent: N/A
Services: mains gas, water, electricity and drainage. Gas fired central heating.
Fixtures and Fittings: to be agreed by separate negotiation.
Council Tax: E
EPC: D
Parking: On street. Residents' permits can be obtained from the local authority at additional cost.
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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