



Pemberton Gardens, N19 5RN

£500,000  
Leasehold



# Pemberton Gardens

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This charming, purpose-built flat offers 718sqft / 66.7sqm of living space and comprises two double bedrooms, a new kitchen, modern family bathroom and a spacious dining / living room with access to a private balcony offering views over the London skyline. Residents also have use of the well-maintained communal garden at the rear of the building. In addition to the recently modernised kitchen and bathroom, the flat also has beautiful, wooden parquet flooring in the entrance and reception as well as good storage throughout.

Church Garth is well-position for access to a wealth of transport options including good bus connections, Upper Holloway overground line and Archway underground station (Northern Line). The flat is also within easy walking distance of local shops, bars, cafes, restaurants and other amenities.

- 718 sqft / 66.7 sqm
- 2 double bedrooms
- Modern bathroom
- New kitchen
- Long lease
- Balcony
- Chain free
- Good transport links







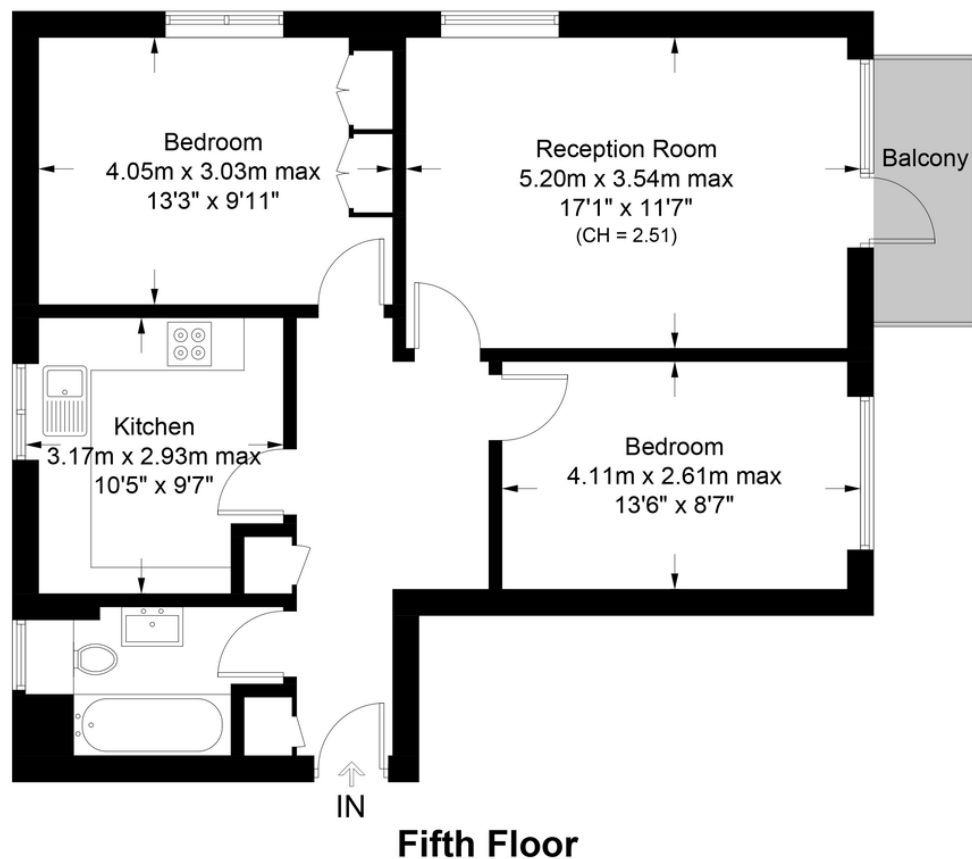




## Church Garth, N19

Approximate Gross Internal Area = 718 sq ft / 66.7 sq m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Archway Office

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London, N19 5SE

T (0)20 7619 3750

### Highbury Office

90 Highbury Park  
London N5 2XE

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### Stroud Green Office

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### General Contact

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**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. (ID1165160)

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**D  
A**

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