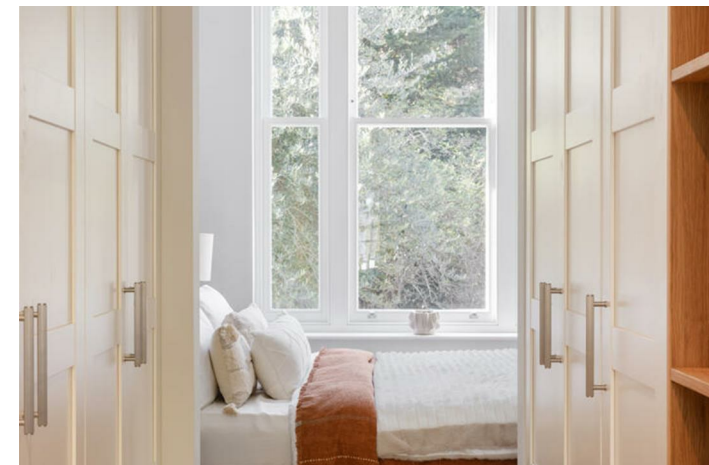




37 PETHERTON ROAD

LONDON, N5 2QX

£2,250,000
LEASEHOLD

Nestled in the vibrant area of Islington, Petherton Road presents an exceptional opportunity to acquire a splendid split-level apartment that combines modern luxury with spacious living. This remarkable residence spans an impressive 1,837 square feet and boasts three well-appointed bedrooms, making it ideal for families or those seeking ample space.

The apartment features two stylish bathrooms and an additional WC, ensuring convenience for both residents and guests. The heart of the home is undoubtedly the expansive South Facing private garden, a rare find in urban living, providing a tranquil outdoor retreat perfect for relaxation or entertaining.

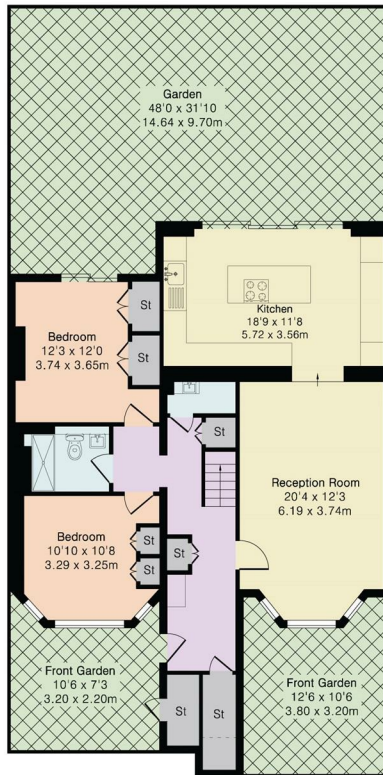
The property is designed to a high specification, with Miele appliances throughout, catering to the needs of the discerning homeowner. The two reception rooms offer versatile spaces that can be tailored to suit your lifestyle, whether for formal gatherings or casual family time.

NH NobleHouse
services

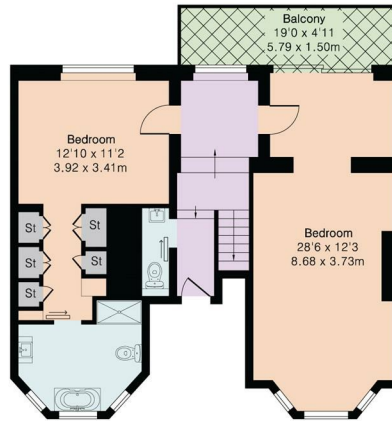
Approximate Gross Internal Area 1837 sq ft - 171 sq m

Lower Ground Floor Area 1031 sq ft – 96 sq m

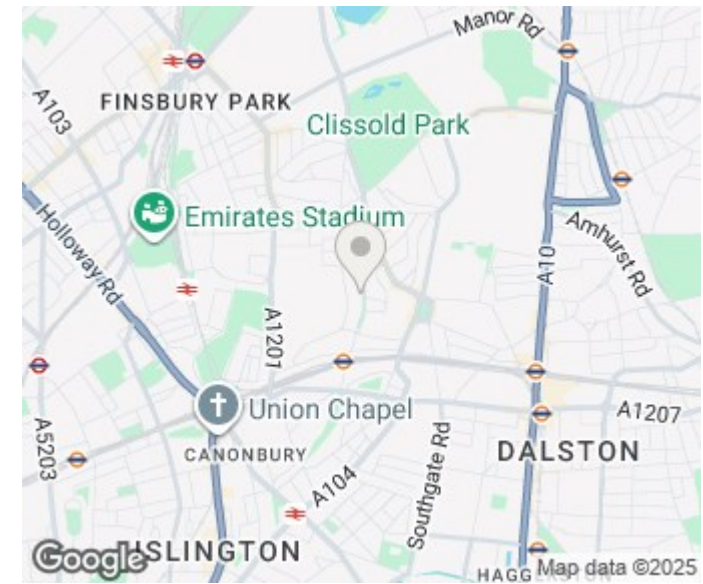
Raised Ground Floor Area 806 sq ft – 75 sq m



Lower Ground Floor



Raised Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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