



THEBERTON STREET, ANGEL, N1

4 BED HOUSE - TERRACED

£2,750,000
FREEHOLD

Nestled on the highly sought-after Theberton Street, this elegant mid-terrace period house offers a wonderful balance of original character and contemporary comfort. Arranged over four well-proportioned floors, the property has been meticulously maintained and thoughtfully enhanced to maximise space, natural light and day-to-day functionality.

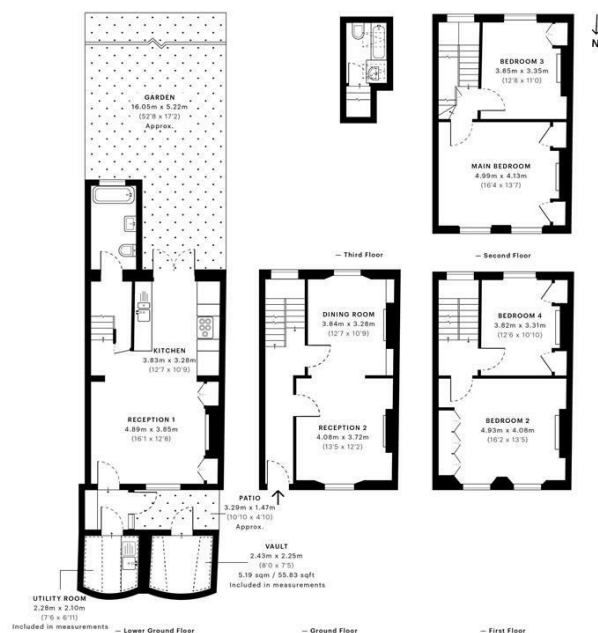
The raised ground floor provides a generous double reception room, ideal for both formal entertaining and relaxed family living, retaining charming period details while offering excellent proportions. To the rear, a large open-plan kitchen and dining area forms the heart of the home, opening directly onto a private rear garden, creating a seamless indoor-outdoor living experience perfect for summer gatherings.

The property further benefits from two modern bathrooms, extensive fitted storage throughout, and an abundance of natural light across all levels, creating a

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Theberton Street, N1
CAPTURE DATE: 30/05/2022 LASER SCAN POINTS: 157759,567

GROSS INTERNAL AREA
179.95 sqm / 1936.97 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
179.95 sqm / 1936.97 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered areas
157.08 sqm / 1690.79 sqft

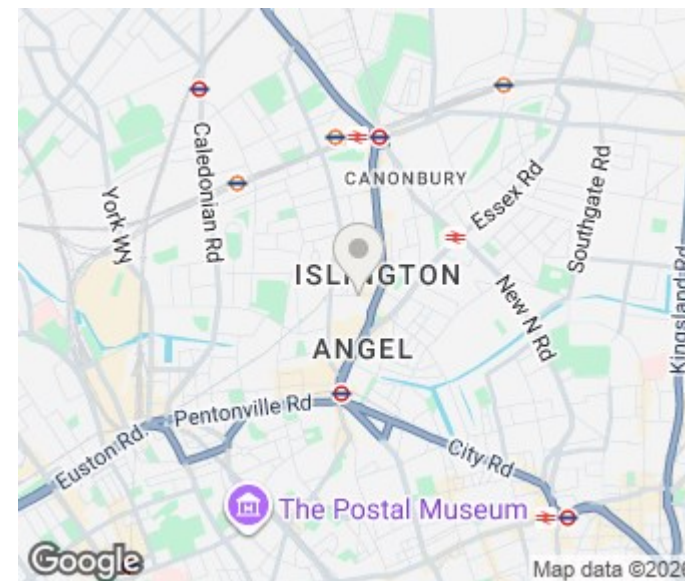
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
4.60 sqm / 49.51 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA RESIDENTIAL: 156.71 sqm / 1704.45 sqft
AREA NON-RESIDENTIAL: 157.68 sqm / 1696.53 sqft
SPEC ID: 6290F5455H93403649F766



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	80
		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

Hemmingfords Sales
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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