



NORTHCHURCH ROAD LONDON, N1 3NT

£1,600,000
FREEHOLD

An outstanding, architecturally designed three-four bedroom house, spread over four floors and developed by Noble House Properties. Northchurch Road offers a calm sense of living for those who seek solace and peace, while the superb location is central enough for city workers and first-time nesters who prefer to stroll to work.

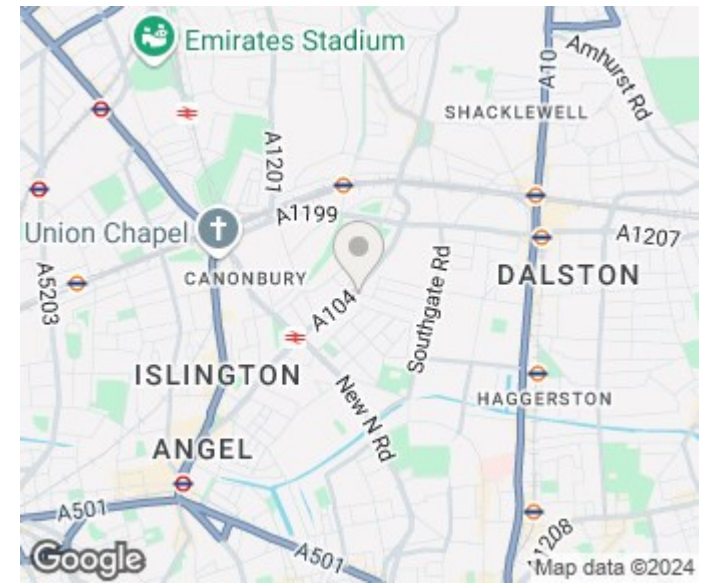
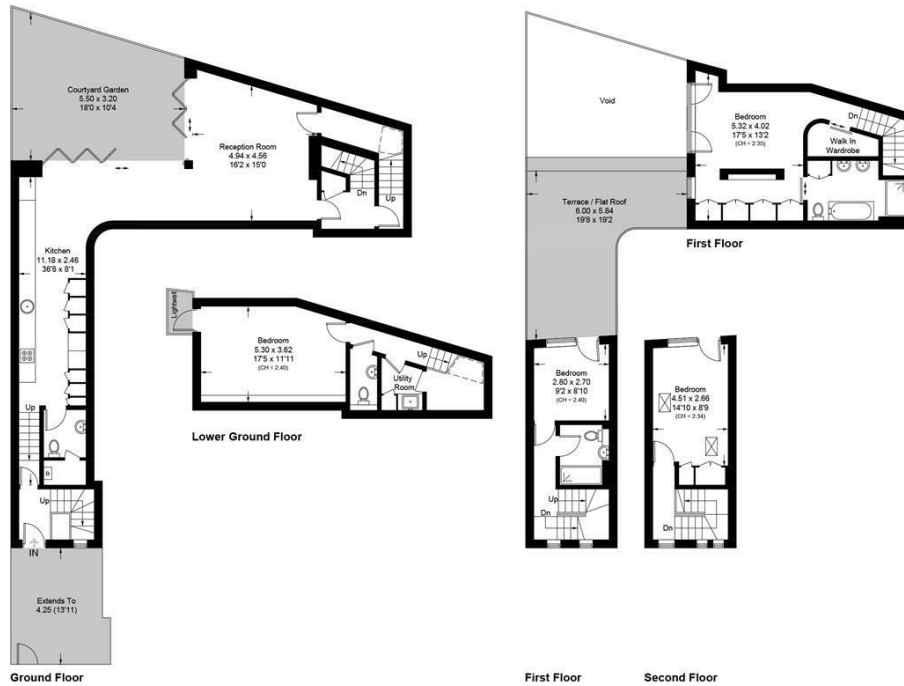
This luxurious home is not just a residence but a lifestyle. Whether you prefer a quiet evening in the beautifully designed interiors or an evening out in one of the nearby trendy spots, this location offers the best of both worlds. The superior craftsmanship and attention to detail evident in every corner of this property make it a true gem in the heart of Canonbury.

Enjoy the best of Canonbury living with immediate access to the eclectic mix of restaurants, boutiques, and bars along Essex Road and Upper Street. The property is just moments away from Essex Road Railway Station, offering direct links to the City, ensuring an effortless commute. Additionally, both Angel and Old Street Underground Stations are within easy reach, complemented by

NH NobleHouse
services

Northchurch Road, N1

Approximate Area = 182.5 sq m / 1964 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
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.

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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