



Roden Street, N7 6QL  
£6,000 pcm

**DAVID  
ANDREW**

your  
most  
valuable  
asset



Nestled in an unrivalled pocket of urban tranquillity, this exceptional five-bedroom terraced house, spanning over 1926sqft/179sqm, offers a rare opportunity for discerning individuals seeking a cosmopolitan lifestyle in the vibrant heart of the city.

Renovated to the highest standard, the property exudes elegance with its period features, ornate high ceilings, and real wood flooring that resonates throughout the house. Boasting a stunning private garden, the outdoor space is an oasis of serenity, featuring an Argentinean built-in BBQ with a wine cooler, perfect for al fresco dining and entertaining. The garden also houses a large shed for convenient storage, catering to practicality and style seamlessly. The expansive interiors reveal a double reception, a separate modern fully fitted kitchen with a dining area, and two bathrooms, all spread across four levels. The kitchen is equipped with top-of-the-line appliances such as a range cooker, American fridge freezer, ideal for culinary enthusiasts and those with a penchant for luxury living. Adding to the allure, the property ensures modern convenience with ethernet cabling throughout the house, smart WIFI connections on all floors, gas central heating, washing machine, a separate tumble dryer and double-glazed windows. With built-in wardrobes in the bedrooms and an abundance of storage spaces, the residence is thoughtfully designed for a family home or a maximum of four professional sharers, setting a precedent in the realm of bespoke urban living.

Situated in an excellent location with easy access to Holloway Road Tube Station, close to an array of local amenities and the vibrant neighbourhood of Highbury & Islington, this property offers a unique blend of exclusivity, comfort, and convenience. Offered part-furnished, this exceptional home epitomises a lifestyle of sophistication and modernity, ready to welcome its new occupants on the 15th of August.

Council Tax band: F, EPC Energy Efficiency Rating: C

- Five Bedroom House
- Private Garden with an Argentinean BBQ & Shed
- Double Reception











## Roden Street, N7

Approximate Gross Internal Area = 1630 sq ft / 151.4 sq m

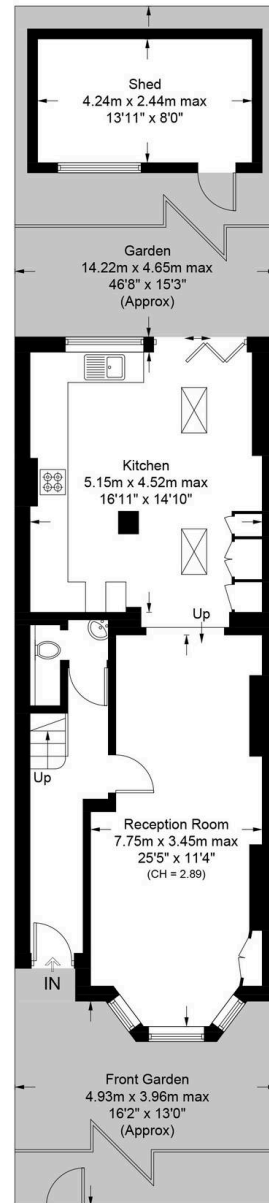
Shed = 112 sq ft / 10.4 sq m

Reduced Headroom / Storage = 184 sq ft / 17.1 sq m

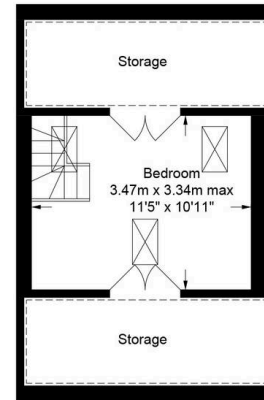
Total = 1926 sq ft / 178.9 sq m

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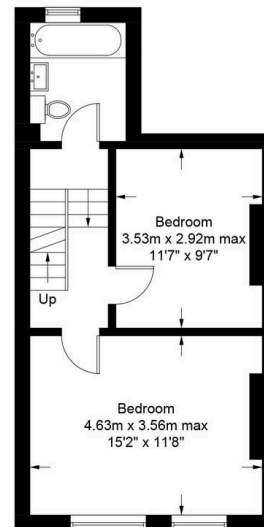


Ground Floor

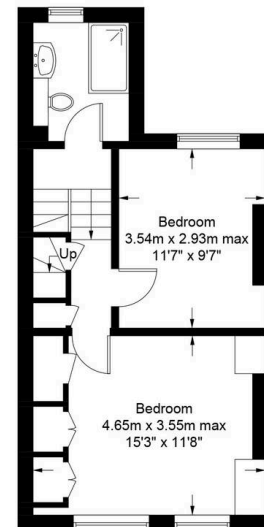


Third Floor

= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

scan to book  
a viewing



**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. (ID1197500)



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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