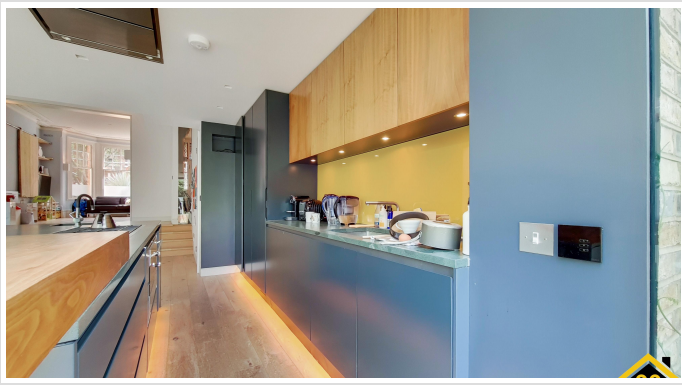


## 4 Bed Terraced In Ardilaun Road , London, N5 2QR

£7,000 Monthly





## SHORT DESCRIPTION

Property Ref: 15299 A stunning four bedroom mid terrace house refurbished to exacting standards and very centrally located. Refurbished to the highest contemporary standard, an outstanding c2400sqft family house set on a tree-lined Highbury road. The house is red brick and bay-fronted, and has been thoughtfully configured to suit families or couples who wish to entertain, featuring a self contained second floor guest suite as well as two further bedrooms, a separate bathroom and a spectacular first floor master suite with dressing room. No expense has been spared on finishes, with appliances by Miele, Siemens and Barrazza, an intelligent lighting system and under floor heating. The ground floor is of special note, being almost 50ft (15m) of uninterrupted space divided into kitchen and reception areas by three curved steps. The superb kitchen opens out via full width sliding glass doors onto a sunny, part-paved garden.

4

Bed Room(s)

3

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Ardilaun Road, N5

GROSS INTERNAL AREA  
226.41 sqm / 2437.06 sqft



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	211 square metres

### Rules on letting this property

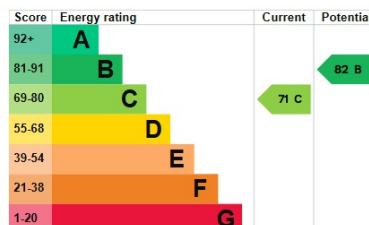
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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