



## 37 THEBERTON STREET ISLINGTON, N1 0QY

£2,250,000  
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.

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## 37 THEBERTON STREET

- South facing garden
- Four double bedrooms
- Attractive mid-terrace period house arranged over four floors
- Spacious double reception room on the raised ground floor
- Open-plan kitchen/diner with direct access to a private garden
- Abundant natural light and well-balanced living space throughout
- Prime Islington location moments from Upper Street & Angel Station



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### ADDITIONAL INFORMATION

**Local Authority** – Islington

**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 1937.00 sq ft

**Tenure** – Freehold



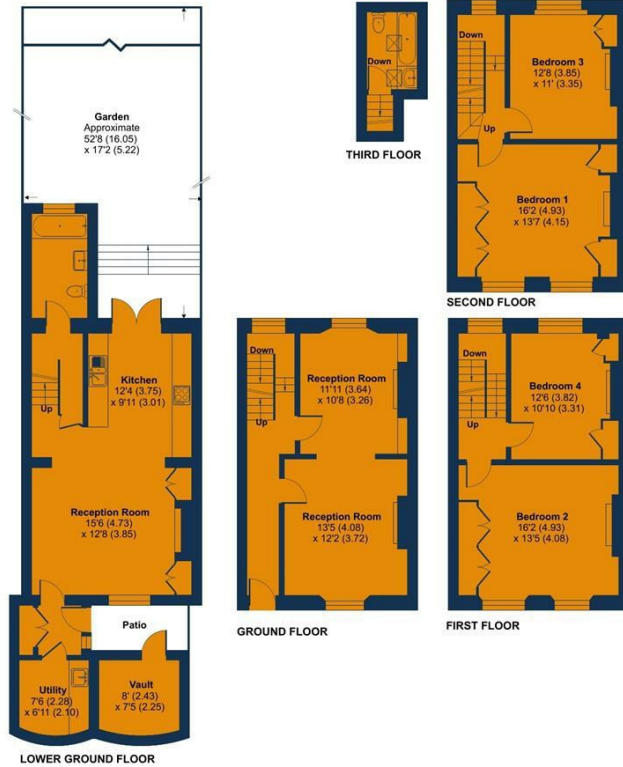
### Theberton Street, London, N1

Approximate Area = 1878 sq ft / 174.4 sq m

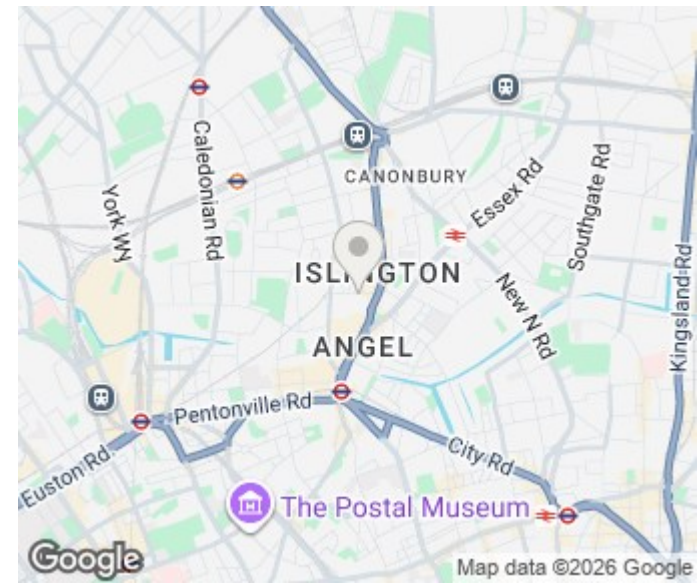
Vault = 58 sq ft / 5.3 sq m

Approximate Area = 1936 sq ft / 179.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richacomm 2026. Produced for Hemmingfords Property Limited. REF: 1404571



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