



## Medina Road, London, N7

A unique opportunity to rent this refined four-storey, three bedroom family home, where every detail reflects thoughtful design and quality craftsmanship.

The home is divided over four floors, two ideal for living, two ideal for entertaining;

The inviting ground floor has a generous through-lounge, with two feature fireplaces, is bathed in natural light and has a guest WC.

The lower level is split in two, to the front you have a guest bedroom, with a private patio and en suite shower room.

To the rear you have a large kitchen and dining room, the kitchen features copper worktops, custom black walnut cabinetry, and brass fixtures. Onyx marble splashbacks and is complete with integrated appliances.

The large 64ft rear garden is accessed via the bi folding doors from the inviting dining space, it has a spacious tiled, eating section, extending the dining room outdoors, then is raised to the rear offering a garden sanctuary.

Back inside, the first floor is a studio suite, offering flexible space with a large section to the front, to be either an office/study area, dressing room or relax room, then a luxurious bathroom with marble onyx sink and cast metal bathtub, which then leads to an ideal calming bedroom area.

The top floor (second) is an ideal main bedroom, which feature terrazzo tiles, walnut cabinets, and onyx marble, it is filled with natural light, plus it has the homes third en suite shower room, and leads to a private roof terrace.

Medina Road is close to Finsbury Park tube station, the wonderful green space of Finsbury Park and the iconic Emirates football stadium.

- Four storey residence
- Three generous bedrooms
- Three en suite bath/shower rooms
- Meticulously designed
- Private rear garden
- Large kitchen and dining room
- Private patio and roof terrace
- Moments from Finsbury Park station
- Licence allows for two households only

### £6,250 Per month

# Medina Road, N7 7LA

Approx Gross Internal Area = 173.7 sq m / 1870 sq ft  
 Terrace = 4.62 sq m / 50 sq ft  
 Shed = 10.24 sq m / 110 sq ft  
 Total = 188.56 sq m / 2030 sq ft



Ref :

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The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>77</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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