



## Provost Street, London, N1 7FD

**£720 Per Week**

SPLIT LEVEL PENTHOUSE APARTMENT FOR RENT MINS FROM OLD STREET WITH A PRIVATE ROOF GARDEN IN EXCESS OF 600 SQUARE FEET WITH UNINTERRUPTED VIEWS OF LONDON.

This unique apartment is set over 2 floors and situated on the 8th floor comprising of a spacious and bright dual aspect reception room with East and West views of London, fitted kitchen, 2 double bedrooms and a modern bathroom suite. On the 9th floor is a private roof garden measuring over 600 square feet and offering amazing views of London

The location is perfect for commuting or walking into the City with Old Street Station only an 8 minute walk away.

COMES UNFURNISHED

PROPERTY AVAILABLE FROM 31.03.2025

- PENTHOUSE APARTMENT
- UNINTERRUPTED VIEWS
- EAST & WEST RECEPTION ROOM
- 8 MIN WALK TO OLD ST STATION
- UNFURNISHED
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- 600 SQ FT PRIVATE ROOF GDN
- 8TH AND 9TH FLOORS
- LOCATED OFF CITY ROAD



RECEPTION ROOM



PRIVATE ROOF GARDEN



RECEPTION ROOM



KITCHEN



BEDROOM



KITCHEN



**BEDROOM**



**PRIVATE ROOF GARDEN**



**BEDROOM**



**VIEW FROM PRIVATE ROOF GARDEN**



**BEDROOM**



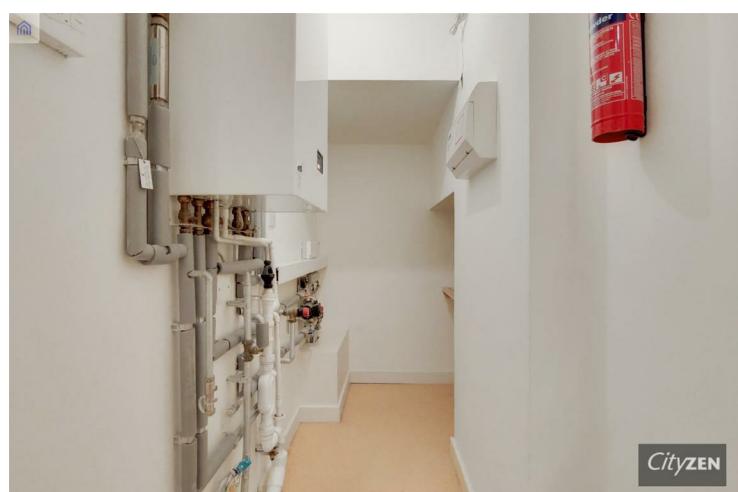
**DEVELOPMENT ENTRANCE**



**BEDROOM**



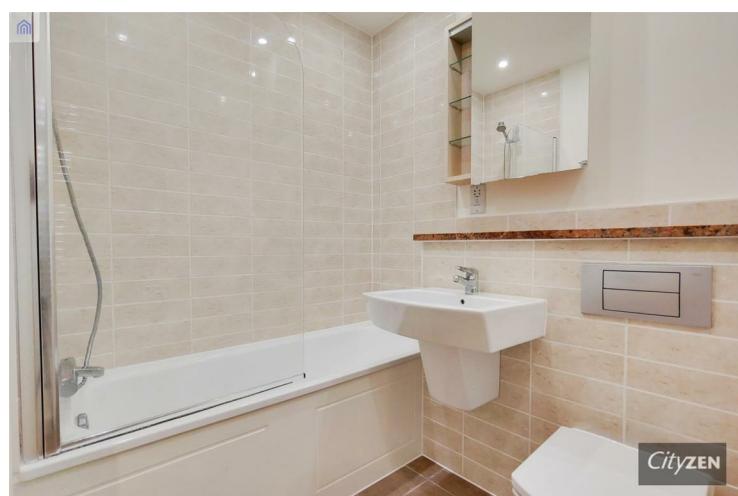
**PRIVATE ROOF GARDEN**



**LARGE STORAGE CUPBOARD**



**PRIVATE ROOF GARDEN**



**BATHROOM**



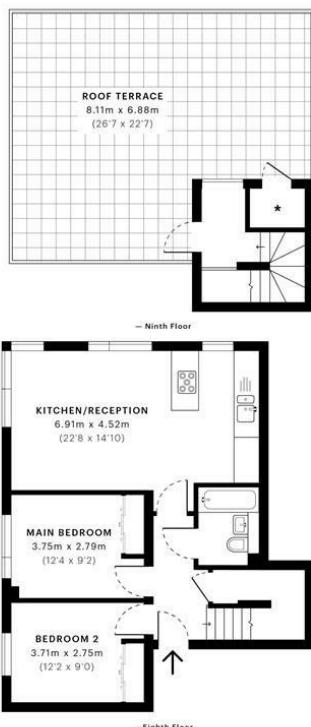
**VIEW FROM TERRACE**



**VIEW FROM TERRACE**



**GRAPHITE APARTMENTS**



GROSS INTERNAL AREA (GIA)  
71.60 sqm / 770.70 sqft

NET INTERNAL AREA (NIA)  
Includes walls, doors, windows, fixtures  
63.89 sqm / 687.71 sqft

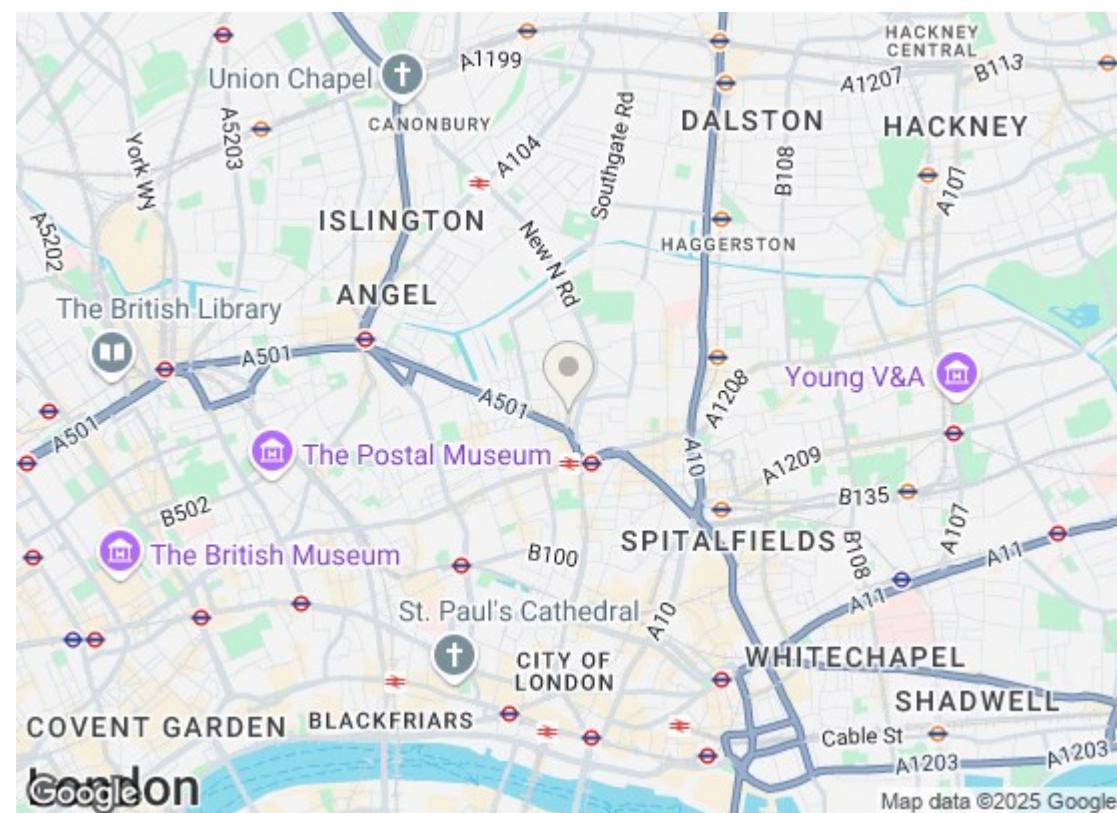
EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
48.52 sqm / 522.26 sqft

RESTRICTED HEAD HEIGHT  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

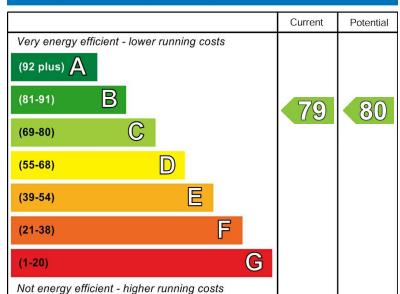


Spec' Verified floor plans are produced in accordance with  
RICS Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

IPMS 39 RESIDENTIAL 117.92 sqm / 1209.28 sqft  
IPMS 30 RESIDENTIAL 114.04 sqm / 1227.52 sqft  
\*Excluded from measurements  
SPEC ID: 5f75476e3973f0db883550d



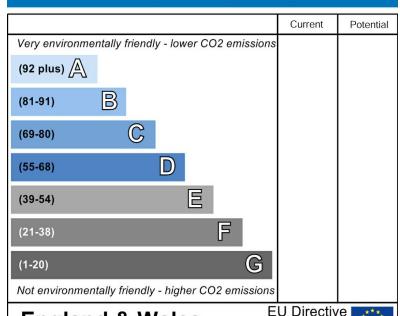
#### Energy Efficiency Rating



#### England & Wales

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



#### England & Wales

EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.