



{ CANONBURY ROAD LONDON N1
£2,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Canonbury Road London N1

£2,500 Per Month
Furnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

Features

- ***AVAILABLE FOR SHORT LET ONLY***, - One Double Bedroom, - One Bathroom With Shower Over Bath, - Top Floor Period Conversion, - Bright Reception With Vaulted Ceiling, - Modern Open Plan Kitchen, - Offered Furnished, - All Bills Included With The Electricity Usage Capped To £100 Per Month., - Close Proximity To Highbury & Islington Station, - Council Tax - Band C

Council Tax

Council Tax Band C

Hamptons
97-99 Upper Street
Islington, London, N1 ONP
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www.hamptons.co.uk

The Property

AVAILABLE FOR SHORT LET ONLY A well presented one bedroom apartment situated on the second floor of a period conversion on the sought after Canonbury Road. The property comprises one double bedroom, one bathroom with shower over bath, a bright open plan reception with vaulted ceilings and modern kitchen. The flat is offered furnished with all bills included subject to fair and reasonable usage. Canonbury Road is located in close proximity to both Essex Road Overground Station and Highbury & Islington Station offering excellent transport links along with benefiting from being nearby to the amenities, bars and restaurants of Upper Street.



CANONBURY ROAD

Approximate Gross Internal Area = 354 sq. ft. (32.9 sq. m.)



Second Floor

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.
ID 1321653

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.



