

ROSEBERY AVENUE LONDON EC1R

£1,295 PER WEEK AVAILABLE 30/11/2026

Hamptons

THE HOME EXPERTS

THE PARTICULARS

Rosebery Avenue London EC1R

£1,295 Per Week
Part-furnished

- 2 Bedrooms
- 1 Bathroom
- 2 Receptions

Features

- Two Double Bedrooms, - One Bathroom, - Dressing Room/Study Area, - Large Reception, - Modern Integrated Kitchen, - Duplex Apartment, - Roof Terrace, - Concierge, - Prestigious Development, - Council Tax - Band F

Council Tax

Council Tax Band F

Hamptons
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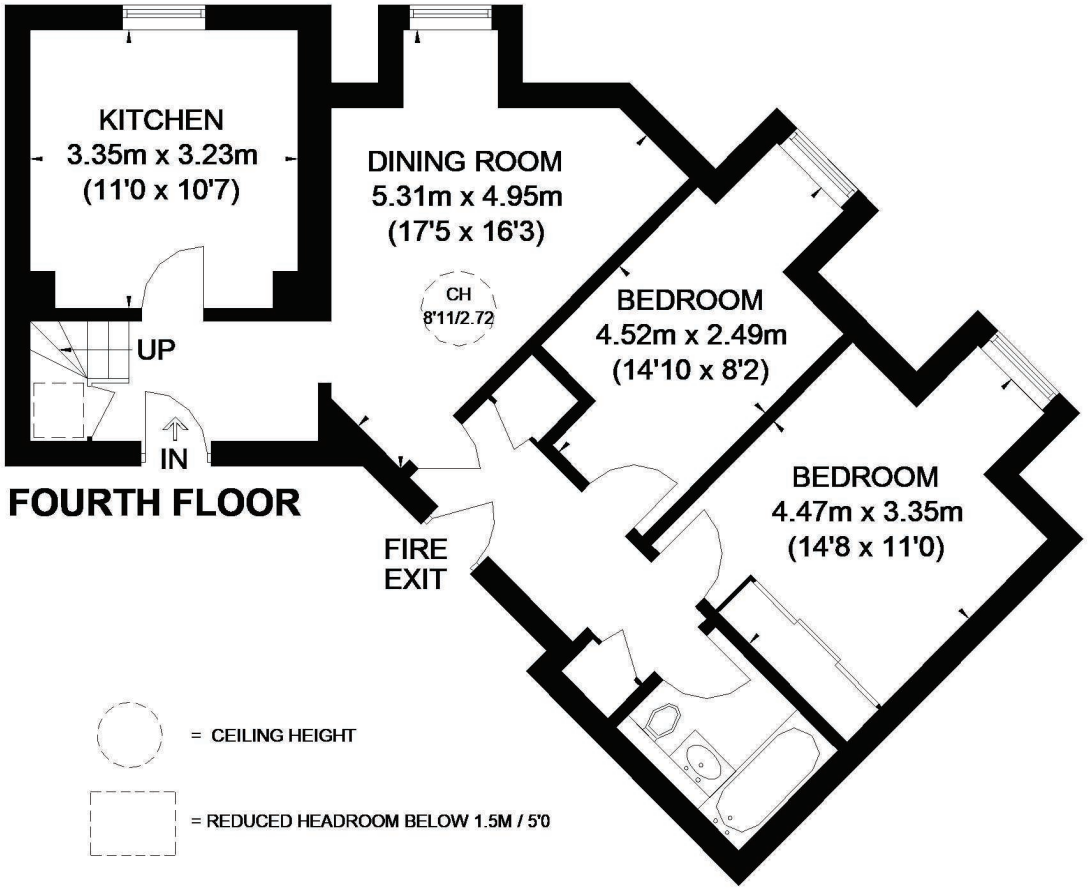
The Property

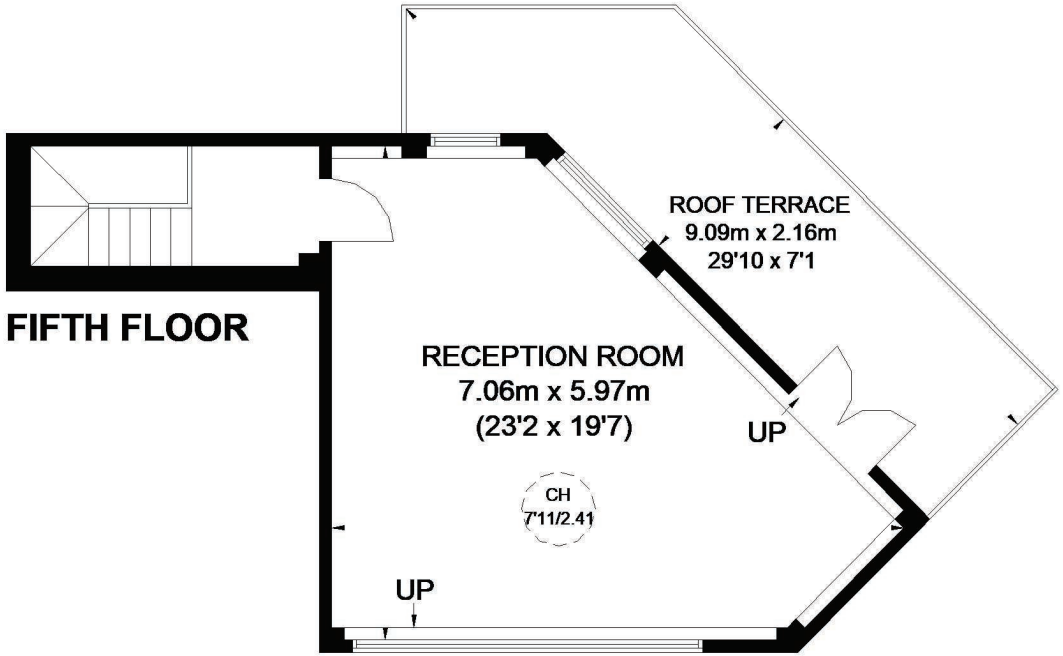
SHORT LET - A beautifully appointed, split-level two bedroom apartment, situated on the top floor of this prestigious residential development. The property offers a bright and spacious reception room with dual aspect windows, enjoying far reaching, uninterrupted views. Further accommodation comprises a contemporary fitted kitchen, modern bathroom and excellent built-in storage throughout. A particular highlight is the generous private roof terrace, providing an ideal space for outdoor entertaining and relaxation. Residents also benefit from a dedicated on-site concierge service, beautifully maintained communal gardens and lift access. Ideally located within easy walking distance of the vibrant Exmouth Market, the City and Upper Street, the property is also conveniently positioned for Angel Underground Station, offering excellent transport links across London. **All Utility Bills, WiFi And Council Tax Included***



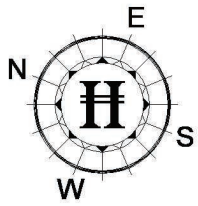


NEW RIVER HEAD

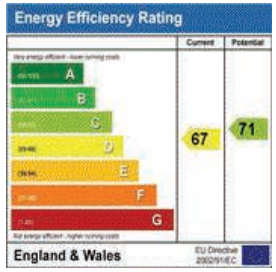




APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
FOURTH FLOOR = 697 SQ. FT. (64.7 SQ. M.)
FIFTH FLOOR = 385 SQ. FT. (35.8 SQ. M.)
REDUCED HEADROOM = 5 SQ. FT. (0.5 SQ. M.)
TOTAL = 1087 SQ. FT. (101.0 SQ. M.)



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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID313721)



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.












ESTABLISHED 1960
THE HOME EXPERTS