



318

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**HAMPTONS**  
INTERNATIONAL

Liverpool Road,  
London, N7

£3500.00 Per Week (Furnished)

OLYMPIC RENT, 3 Bedrooms, 2 Bathrooms, Dishwasher, Freezer, Fridge, Washer, Garden, London 2012 Olympic Ga,  
London 2012 Paralympic.

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### Description

OLYMPIC RENT. A charming house situated only minutes from Highbury and Islington station offering a short journey via Silverlink to the Olympic Park whilst benefiting from a wealth of light throughout and having ample and flexible living space. The property now benefits from some recent renovation throughout and now features a new wetroom installed in the back bedroom (En-Suite).

### Local Authority

London Borough of Islington



Kitchen/Dining



Reception

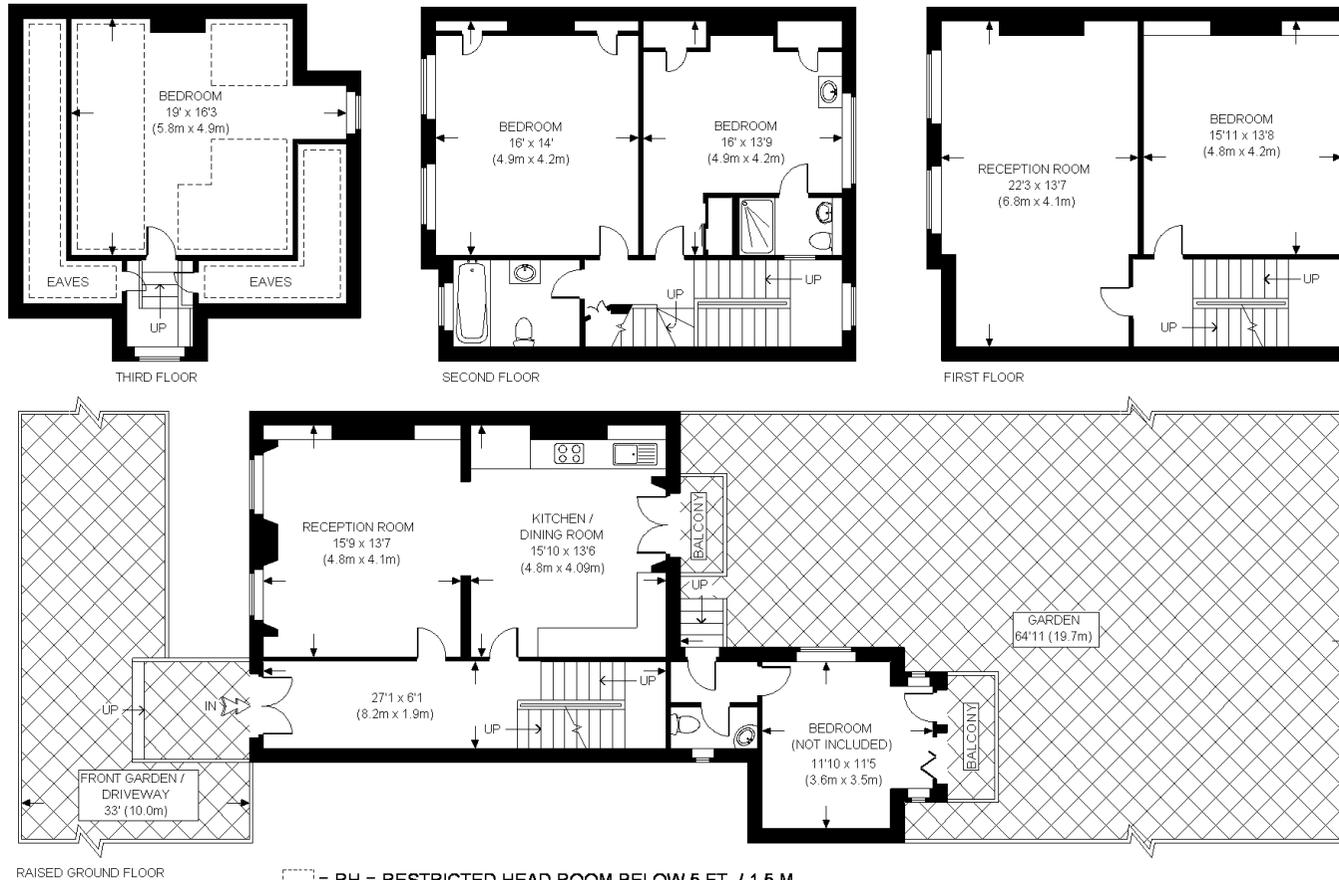


Reception

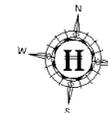


Reception

LIVERPOOL ROAD



= RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M.  
**APPROXIMATE GROSS INTERNAL AREA (EXCLUDING EAVES) =**  
 RAISED GROUND FLOOR = 645 SQ. FT. (59.9 SQ.M.)  
 FIRST FLOOR = 604 SQ. FT. (56.1 SQ.M.)  
 SECOND FLOOR = 611 SQ. FT. (56.8 SQ.M.)  
 THIRD FLOOR = 287 SQ. FT. (26.7 SQ.M.)  
**TOTAL = 2147 SQ. FT. (199.5 SQ. M.)**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & 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.

**For clarification,** we wish to inform prospective purchasers or tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.





Garden



Garden



Stair Case



Reception



Reception



Study/Bedroom

Viewing strictly by appointment only.

**Hamptons Islington Lettings**

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