

TO RENT



350 Essex Road, London, N1
£1,400 Per Calendar Month

Anthony Webb
ESTATE AGENTS

350 Essex Road, London, N1 3PD

Single tenant wanted for newly REFURBISHED and FURNISHED studio room with shower room located on the second floor of this commercial property on Essex Road N1.

The property is ideally located for local shops, restaurants, bus routes and several stations including Essex Road mainline station, Highbury & Islington and Angel underground stations.

Islington council band A

5 weeks deposit £1615

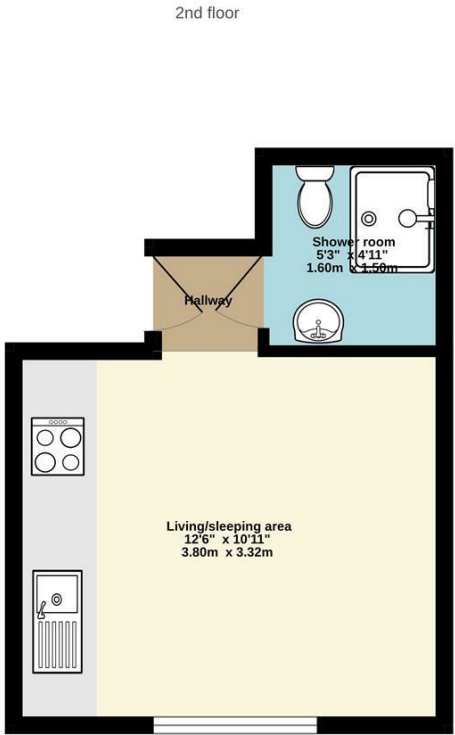
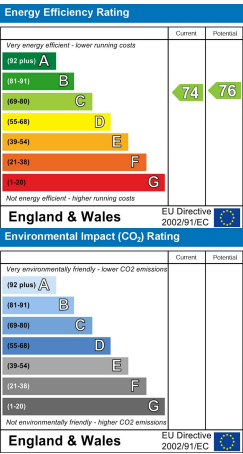
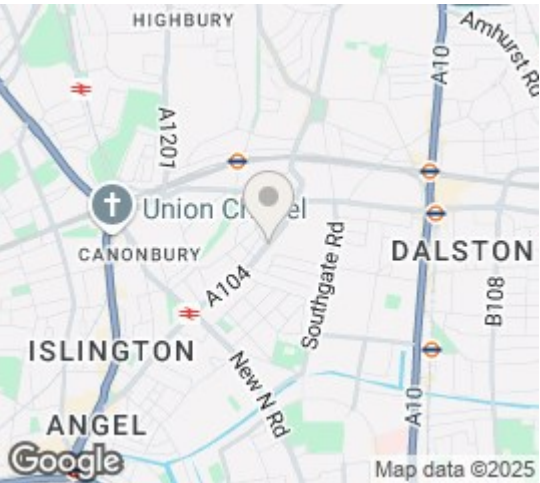
Minimum annual household income to meet referencing criteria £42,000

- Studio Room
- Second floor
- Newly refurbished
- Living/sleeping/kitchen space
- Modern kitchen and shower room
- Secure communal entrance
- Double glazing/gas central heating
- Close to shops, bus routes and Essex Road BR Station



350 Essex Road
London
N1 3PD

Gross Internal Area: 172.00 sq ft



TOTAL FLOOR AREA: 172sq ft (16.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02024

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans 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 statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS