



## Basement Flat 167 Hemingford Road, London, N1 1DA

**£2,900 Per Month**

- Close to Local Bars and Shops
- Close to public transport
- Wheelchair access

# Basement Flat 167 Hemingford Road, London N1 1DA

This standout two bedroom flat is located in the heart of Barnsbury and offers exceptional living.

The property spans over 956 sq ft and comprises a fully fitted high spec kitchen with an open dining room, spacious living room with a large sunroof, two double bedrooms, private terrace and sizeable bathroom.

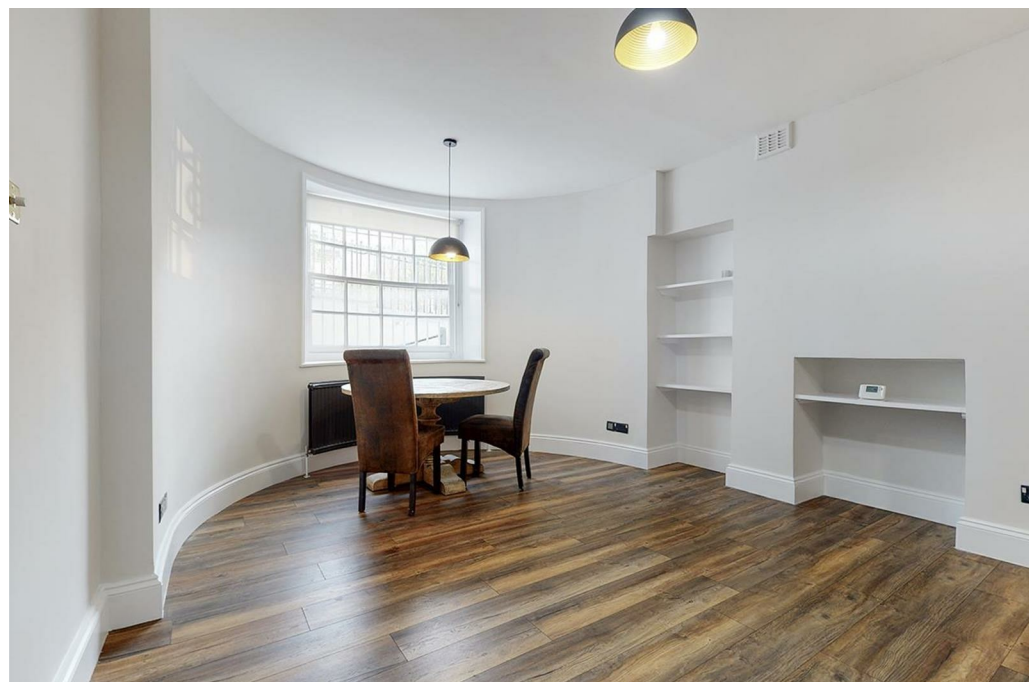
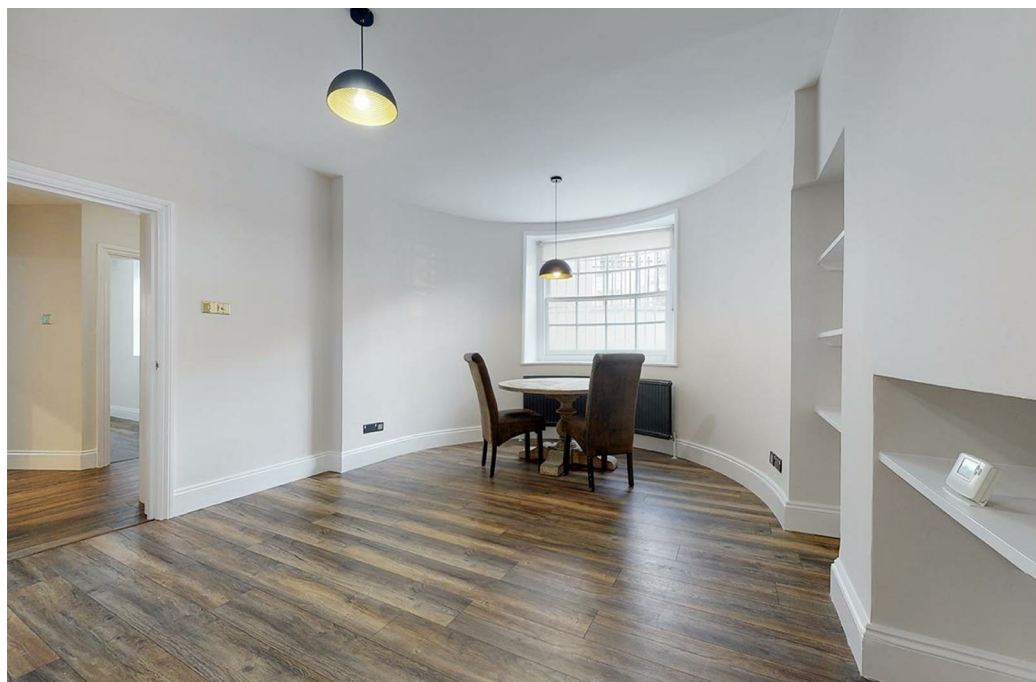
The gorgeous black accents and stylish tiling provide a rare charm that blend perfectly with the property's welcoming atmosphere and abundance of natural light throughout.

The ramp entryway is ideal for wheelchair-users or families with young children who need to use a buggy. Located just around the corner from The Hemingford Arms, a local favourite, the perfect place to relax and unwind. The three minute-away Caledonian Road & Barnsbury Rail Station provides easy access to East and West London, perfect for commuters. All shops, bars and restaurant on Islington's vibrant Upper Street are only a few minutes' walkaway.

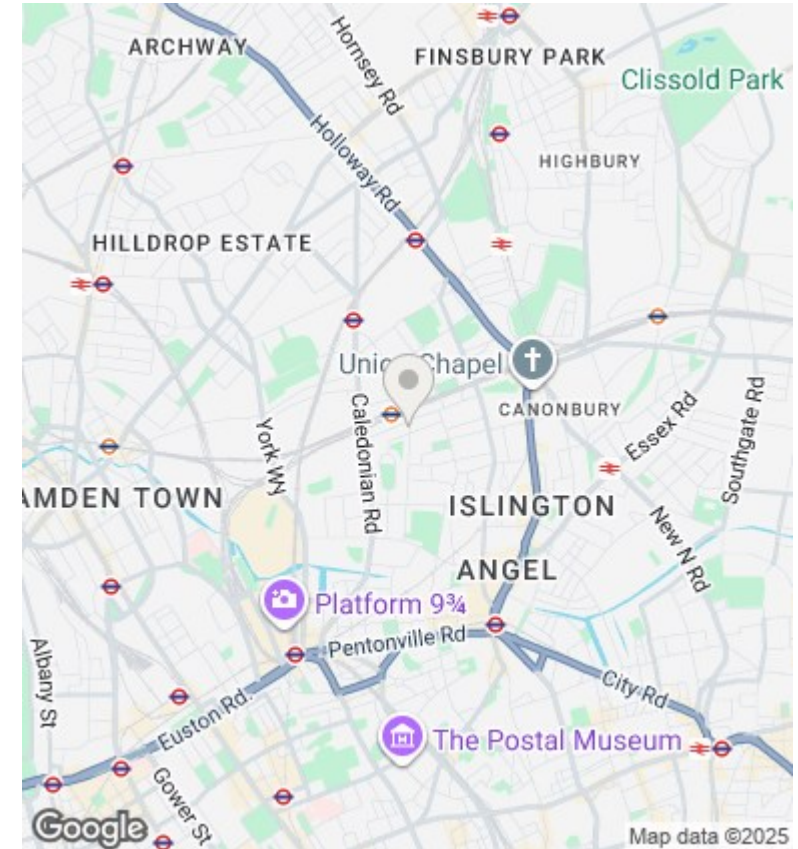
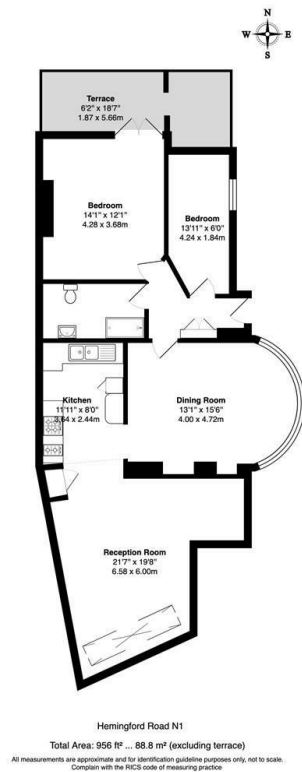
Available early February 2026



Council Tax Band: D








## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Full description

