



19C OFFORD ROAD LONDON, N1 1DJ

£3,000 PCM

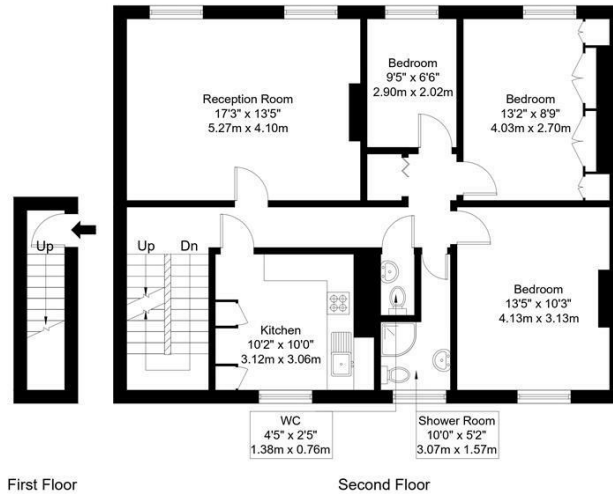
This newly refurbished three bedroom period conversion to rent perfectly located within the Barnsbury conservation area for access to both Upper Street, Granary Square & Coal Drops Yard. Accommodation is light filled comprising of a spacious reception room enjoying impressive ceiling heights and plenty of natural light, a fully fitted modern kitchen, two double bedrooms with a slightly smaller third bedroom and a three piece family bathroom.

The property has fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. Further transport can be found at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London the London Overground with Caledonian Road and Barnsbury Station and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow. The celebrated gastropubs the Hemingford Arms, the Duchess of Kent, the Albion and the Drapers Arms can be found locally along with highly regarded new entrant to Barnsbury and the food scene, The

Hemmingfords

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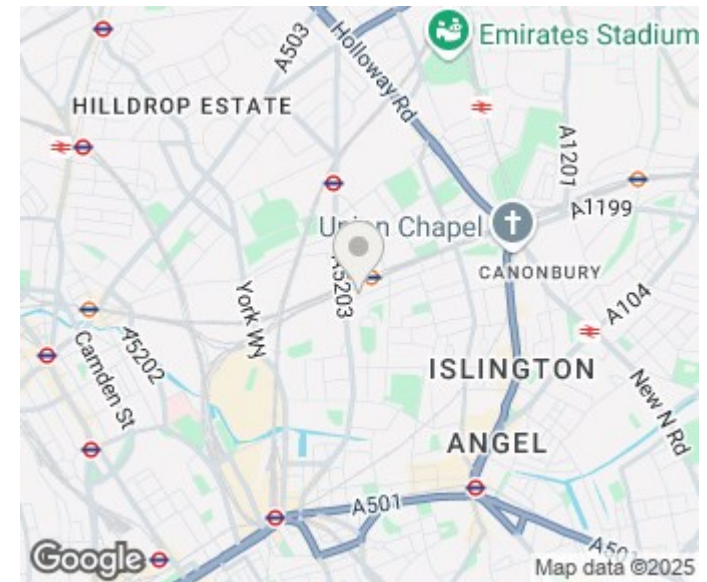
Approx Gross Internal Area = 94.71 sq m / 1019 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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