

FLAT 1, 113A ESSEX ROAD ISLINGTON, N1 2SL

£1,850 PCM

A bright and spacious one double bedroom apartment set on the first floor nestled neatly in the very heart of Islington, moments from Islington Green. Accommodation comprises master bedroom with built-in wardrobes, a three piece family shower room, fully fitted modern kitchen with an open plan living room.

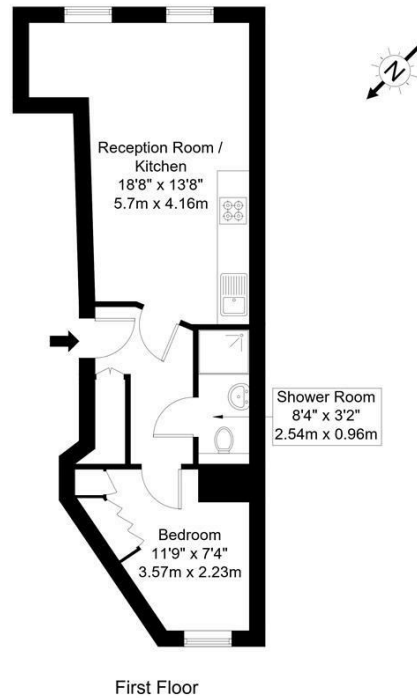
The bars, restaurants and shops of Upper Street are almost literally on your door step, with the transport at Angel Underground offering good links to the City and West End, along with both National Rail and the Underground at Highbury & Islington and National Rail at Essex Road station.

Available 2nd May 2025 on a fully furnished basis.

Hemmingfords

Essex Road, N1 2SL

Approx Gross Internal Area = 34.47 sq m / 371 sq ft

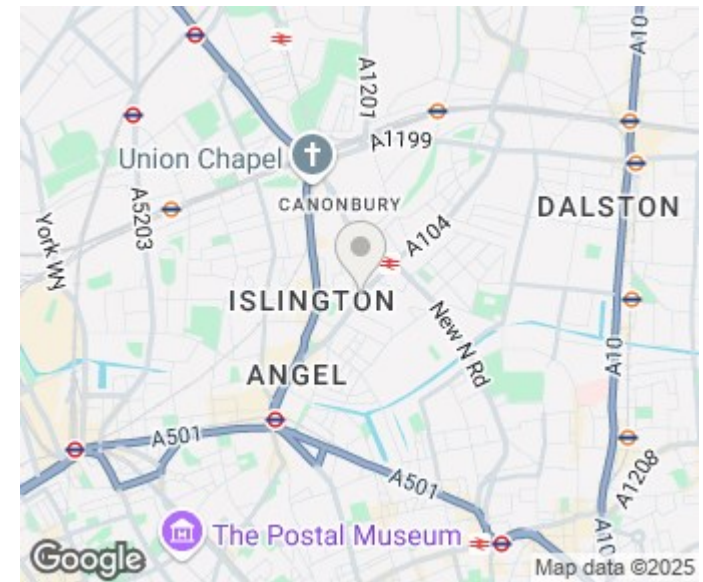


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PLAN

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	81	81
(69-80) C		
(55-68) D		
(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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