



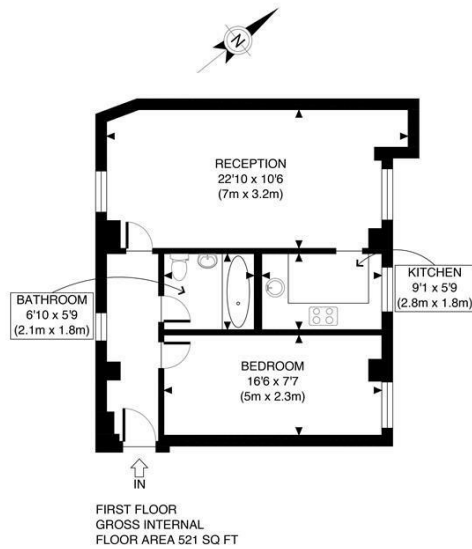
3 THE WAREHOUSE KING HENRY'S WALK LONDON, N1 4NX

£2,200 PCM

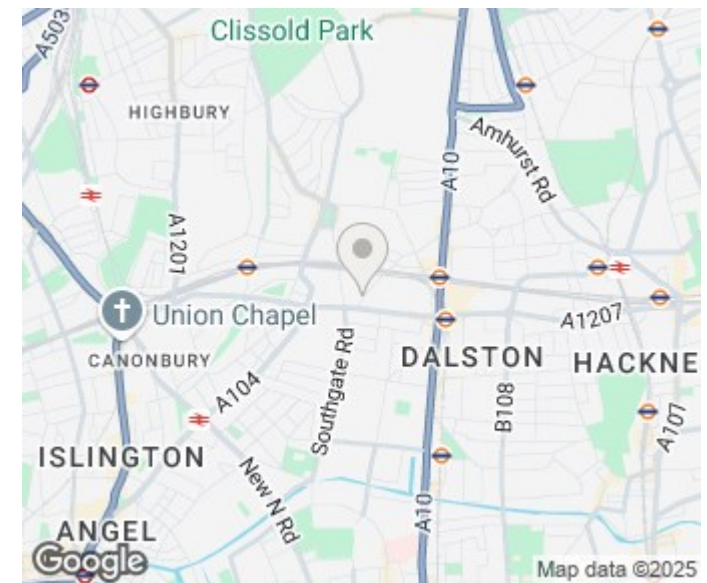
A fantastic one bedroom flat arranged on the first floor of this secure gated development. The property benefits from an abundance of character including exposed brick, original features and high ceilings. The property includes a large double bedroom with built in storage, well finished bathroom, a large versatile living room with a separate kitchen. The property also benefits from off street parking and a beautiful communal courtyard.

The flat is located near a fantastic selection of independent shops, bars, cafes and restaurants in De Beauvoir Village, Dalston, Upper Street and Newington Green, including the well renowned Perilla, Jolene bakery and De Beauvoir Deli. Dalston Kingsland, Canonbury and Highbury and Islington stations, as well as a variety of bus routes, provide easy access to Upper Street, Shoreditch, the City and the West End.

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APPROX. GROSS INTERNAL FLOOR AREA 521 SQ FT / 48 SQM	The Warehouse
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 21/06/23
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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