



Richmond Avenue

Barnsbury, N1

£3,500 Per Month

£4,038 Deposit

Fantastic two bedroom apartment that has been comprehensively refurbished to a high standard by the current owner. The flat is hewn from an imposing Victorian villa, located on a grand tree lined avenue in Barnsbury, between Islington and Kings Cross. The flat offers lovely open plan living space complemented by a modern kitchen with AEG appliances. Further benefits include direct access to a communal garden shared with one other flat and easy access to the hub of Kings Cross, with its array of bars and restaurants and comprehensive transport links. The private patio boasts a southerly aspect and two secure storage cupboards.

- Own entrance
- Elegant living space
- Communal garden
- Two bathrooms
- Thornhill Square close by
- Superb finish
- Council tax: E

Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



Additional Information

- Heating: Underfloor Heating
- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Broadband: Standard & Superfast (Ofcom)
- Mobile: Likely good for O2 & Vodafone; Limited for EE, Three (Ofcom)
- Parking: Street resident parking permit can be purchased from the council

Floor Plan

Area Map

Richmond Avenue N1
Gross Internal Area:
76 Sq. meters
823 Sq. feet
(Includes reduced height areas)

ISLINGTON PROPERTIES

Lower Ground Floor

Patio 18' 4" x 4' 2" [5.6x1.3]
 Reception/ Dining Area 16' 11" x 12' 10" [5.2x3.9]
 Kitchen 13' 7" x 6' 1" [4.1x1.9]
 Bedroom 17' 1" x 11' 1" [5.2x3.4]
 Bedroom 9' 10" x 9' 5" [3.0x2.9]

Prepared for Islington Properties Estate Agents www.islingtonproperties.com
 To Let For Sale 2 Bedroom Flat Plan Richmond Avenue Islington N1
 islingtonproperties.com refer sale only - Checkroom
 For informational purposes only. Whilst every attempt has been made to ensure the accuracy of this Letting floor plan measurements of doors, windows, rooms & fixings are approximate. For identification purposes only. The actual property will vary. Please see applications for a full set of drawings on the plan 020 7871 4444. Not to scale. Photographic, Drawn, Floor plan, Virtual Tours, Inventory, Video & DPC's by www.steele.london email: patricia@steele.london www.steele.london Tel: 07847219468



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 77 | 79 |
| (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 | |



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