



ISLINGTON PROPERTIES



## Barnsbury Street

Islington, N1

£2,600 Per Month

£3,000 Deposit

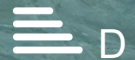
Available from: 3rd February 2026

Islington Properties is delighted to offer this charming one bedroom garden flat in a private development set in the heart of Barnsbury, and being convenient for both Angel and Highbury and Islington stations. The location offers easy access to local amenities and further benefits include direct access to a private walled garden and a secure allocated parking space.

- One Double Bedroom
- Private Garden
- Allocated parking space
- Superb Location
- Great transport links
- Close to all amenities
- Excellent storage provision
- Wooden Floors
- Council Tax: D

### 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: Gas Central Heating

Electricity: Mains

Water: Mains

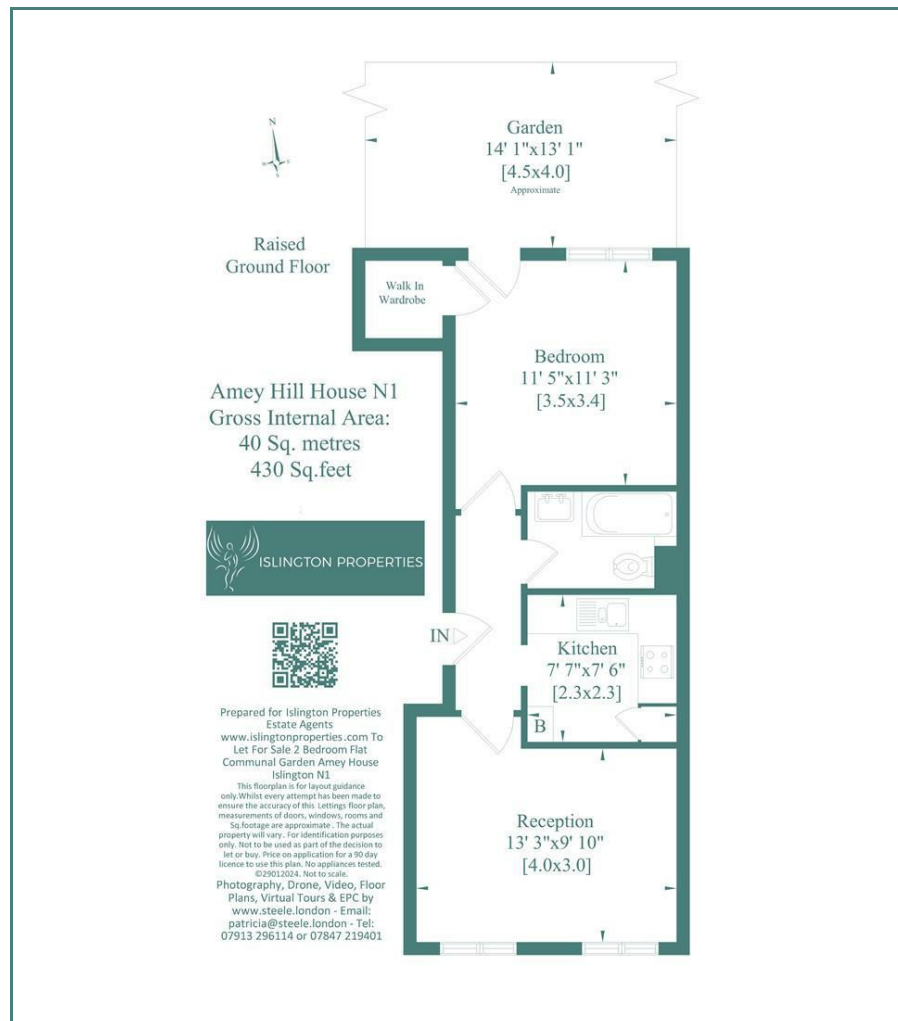
Sewerage: Mains

Broadband: Predicted Standard, Ultrafast, Superfast (Ofcom)

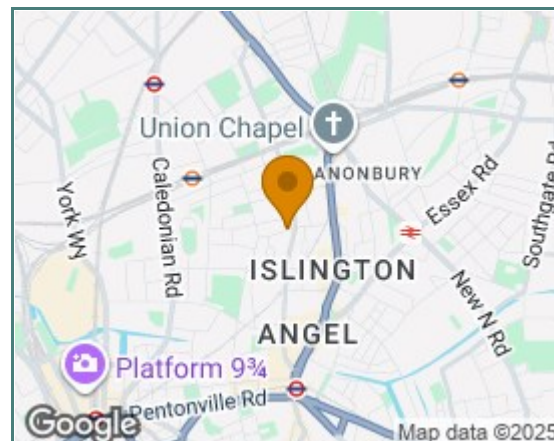
Mobile: Predicted good indoor and outdoor coverage for Vodafone and O2, good outdoor coverage for EE, good outdoor/variable indoor coverage for Three (Ofcom)

Parking: Secure allocated parking space

## Floor Plan



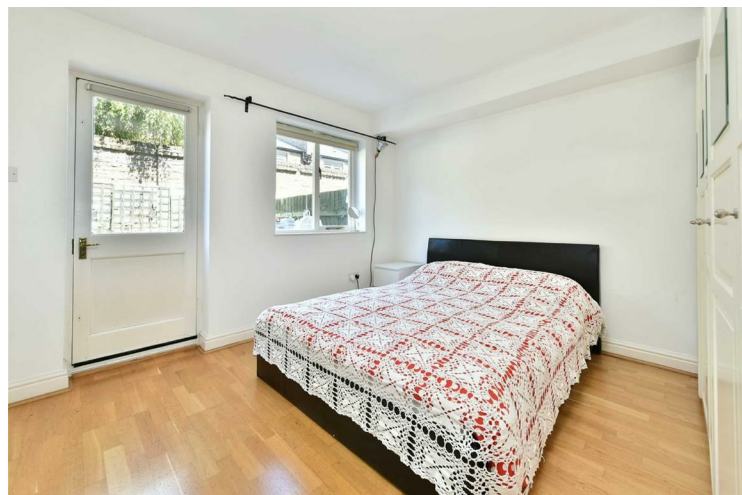
## Area Map



## Energy Efficiency Graph

### 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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Council Tax and tenancy information should be confirmed with the Lettings Manager prior to the signature of the tenancy agreement.