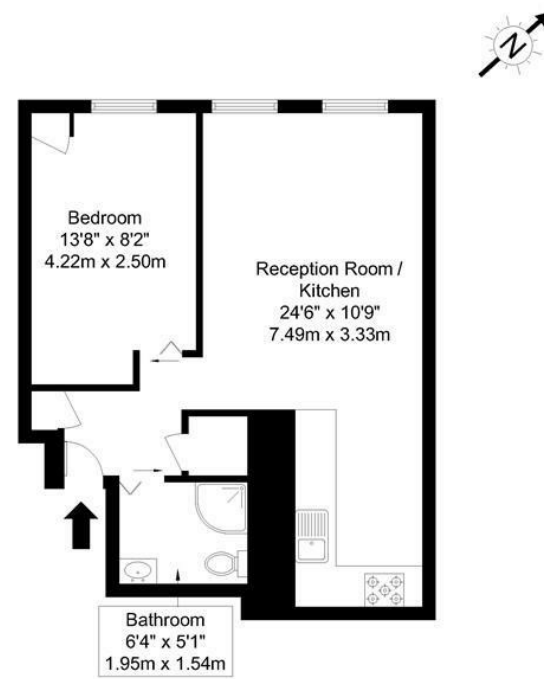


Essex Road, N1 8LX

Approx Gross Internal Area = 41 sq m / 441 sq ft



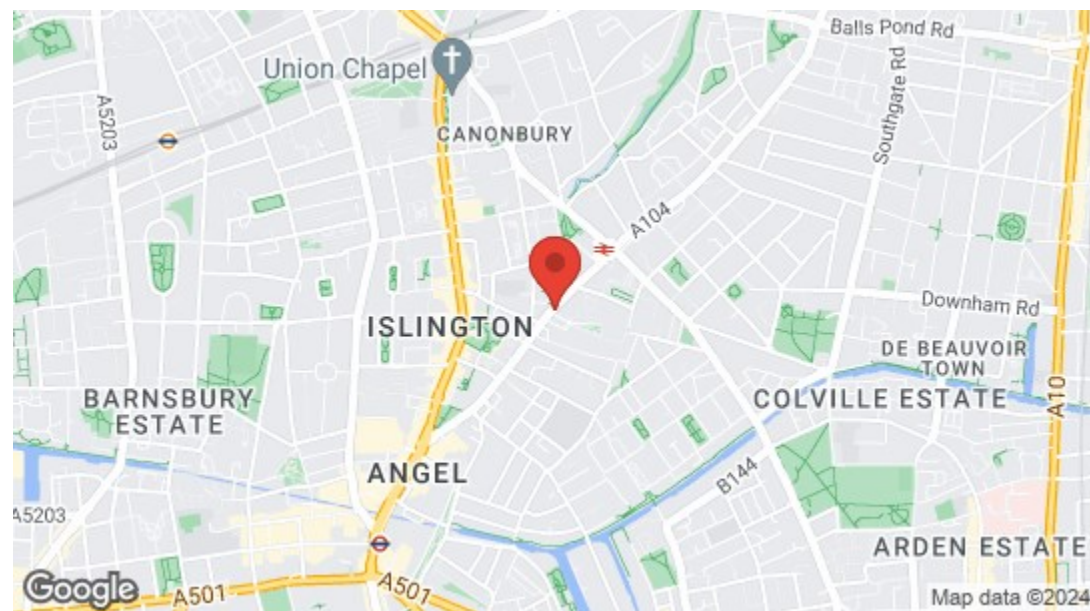
Second Floor

Ref:

Copyright **BLEU 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	78	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	

THE STOW BROTHERS

EST 2014

SALES / LETTINGS / NEW HOMES / MANAGEMENT



Essex Road, Islington

£2,050 Per Calendar Month

1 bed, House

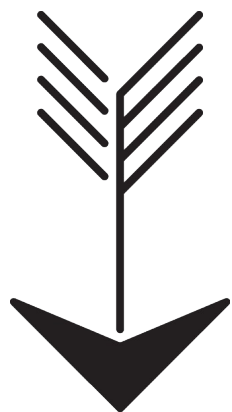


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Features

- Smartly Presented One Bedroom Apartment
- Excellently Located
- Great Transport Links
- Amongst The Boutique Shops, Bars And Restaurants Of Angel
- Council Tax Band C
- EPC Rating C
- Security Deposit Amount Equivalent To 5 Weeks' Of The Agreed Rent
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400



A smartly presented and naturally bright one bedroom, second floor apartment enviably located on Islington's Essex Road, just a half mile on foot from Angel tube. Outside, peaceful pubs and buzzing music venues are all right on your doorstep.

The overground links of Essex Road overground are just three minutes on foot, for direct connections to Highbury & Islington, Finsbury Park, Alexandra Palace and more.



WHAT ELSE?

- For your new local you can't do better than The Angelic, ever so slightly off the beaten track it's well worth the half mile stroll for friendly gastropub vibes and delicious menu.
- There's a welcome wealth of additional integrated storage in the hallway.
- Moments from your front door, Islington Green is a lovely little green and wooded oasis in the heart of Islington. Ideal for lunch break, bench based relaxation.





➤➤ IF YOU LIVED HERE...

You'll be stretching out in your 240 square foot, open plan kitchen/diner. In here you have smooth diagonal cream tilework running underfoot, and a pristine white paintjob to make the most of the twin windows bathing everything in natural light. A combination of recessed spotlights and uplighting takes care of illumination when the sun goes down.

Your kitchen area sits to the rear, with handsome ranks of cream cabinets and quartz effect worktops, plus integrated stainless steel oven, extractor and smoky tiled splashback. Next door your bedroom's a 110 square foot double, with more elevated street views and a tranquil cream paintjob. Finally your bathroom's tiled from top to toe and home to a walk in rainfall shower.

Outside and Islington's famous Angel tube station is a little over a half mile on foot, for a hop to King's Cross and easy onward connections to Liverpool Street and Oxford Circus. You can be in the City or West End barely twenty minutes after stepping out your front door. In between you and the station you have a whole host of renowned bars and pubs, plus the Angel Central shopping centre, including the Vue cinema and O2 Academy Islington music venue.

