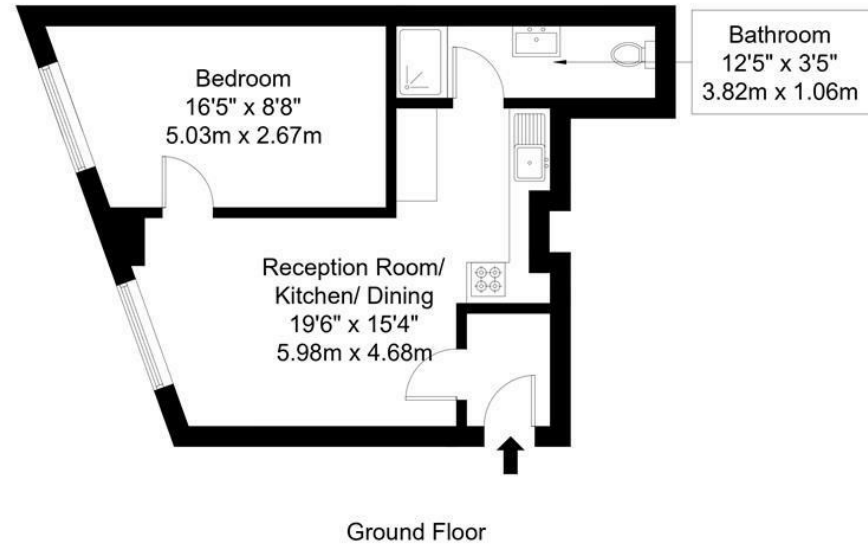


Essex Road, N1 2SN
 Approx Gross Internal Area = 38.90 sq m / 418 sq ft



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. 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	
		EU Directive 2002/91/EC	

THE STOW
 EST **BROTHERS** 2014
 SALES/LETTINGS/NEW HOMES/MANAGEMENT



Essex Road, Islington
£2,100 Per Month
1 bed, Apartment - Conversion



S/B

➔ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

➔ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

➔ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
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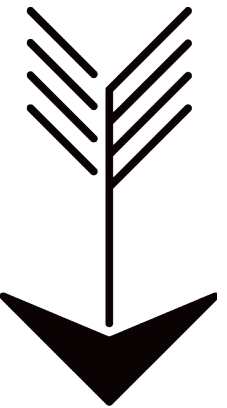


Features

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



This charming one-bedroom flat features a contemporary open-plan kitchen and reception area, a sleek modern bathroom, and stunning exposed brickwork. The bedroom is spacious with ample storage, beautiful wood floors, and plenty of natural light. Conveniently located just a short walk from Essex Road and Angel Station.



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...

The contemporary open-plan kitchen and reception area would be the heart of your home, featuring sleek countertops, modern appliances, and ample space for both cooking and entertaining. Imagine preparing your meals while chatting with friends in the airy, connected living space, framed by the stunning exposed brickwork that adds a unique, rustic touch to the modern decor. The bathroom is sleek and modern, with a clean, minimalist design.

Convenience is a key feature of this flat, as it's located just a short walk from Essex Road and Angel Station, making commuting and exploring the city a breeze.

