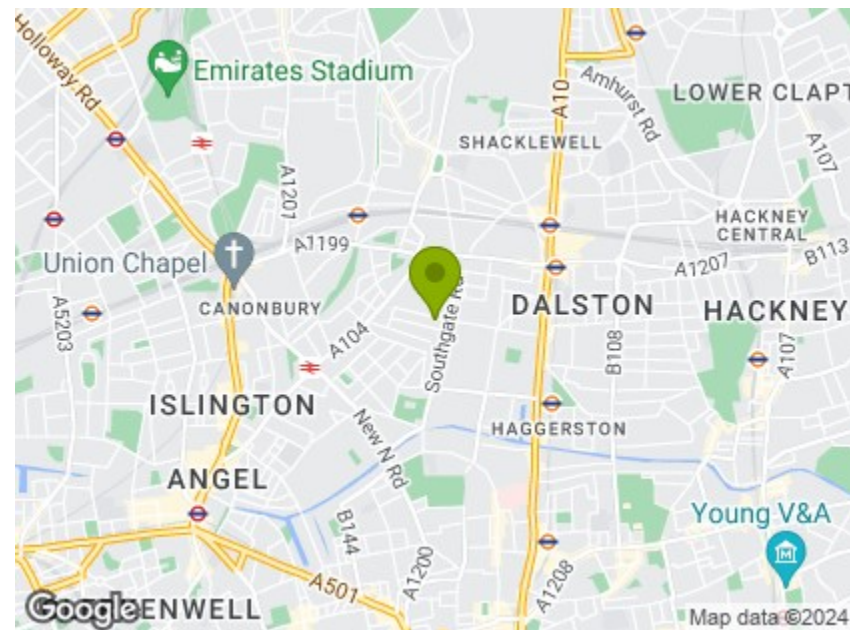


FIRST FLOOR

Total Area: 47.9 m² ... 515 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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		70	
		EU Directive 2002/91/EC	



ENGLEFIELD ROAD, ISLINGTON

£2,500 Per Month
 2 Bed House



Features:

- Two Bedroom Period Conversion
- Share Of Garden
- Quiet Tree Lined Street
- Near Shops, Restaurants and Cafes Of Islington And Dalston
- Walking Distance To Dalston Junction
- Close To Regents Canal
- Council Tax Band D

A smartly appointed two bedroom apartment, on the first floor of a substantial period conversion sat handily between Islington and Dalston, with both flavours of nightlife within easy reach. Dalston Junction station is just ten minutes' walk.

With direct, speedy connections to Hampstead Heath, Camden Town, Hackney Central and Stratford, Dalston Junction opens up the whole city.

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 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

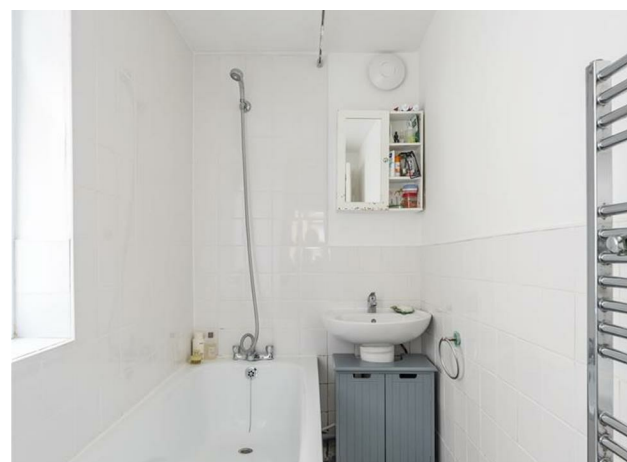
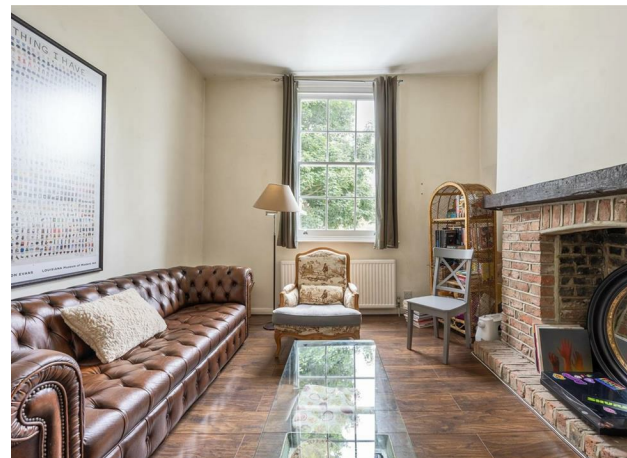
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IF YOU LIVED HERE...

Your front reception's a generous 150 square feet, with broad dark hardwood floors, high ceilings and a large sash window framing leafy green views. An oversized, exposed brick blank hearth and mantel takes centre stage, adding to the vintage charm. Across the hall bedroom one is a generous double, and naturally bright.

Next door your second bedroom, also a double, also softly carpeted, completes the sleeping arrangements in similar style. Your kitchen and

bathroom are tucked away in tandem at the end of the hall. The former features glossy, quartz style worktops, white cabinets and slate grey flooring, while the latter is sleek and polished, with heated chrome towel rail and a shower over the tub.

Outside, and the Regent's Canal is just ten minutes on foot, with plenty of riverside cafes and bars to explore. You can follow the canal all the way to Angel Islington in under half an hour, for all the delights of Upper Street including Angel Central shopping centre - home to a Vue cinema and The O2 Islington - and Angel northern line tube, just two minutes from King's Cross.



WHAT ELSE?

- The open greenery of Rosemary Gardens is ten minutes on foot, great for a morning run. You'll also find tennis courts, a football pitch and kid's playgrounds.
- As noted Dalston Junction is ten minutes away on foot and will get you straight to Stratford just as quickly, for the gargantuan Westfield shopping centre, among other attractions.
- Your new local is the De Beauvoir Arms, a charming vintage foodie pub just three minutes from your new front door.

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