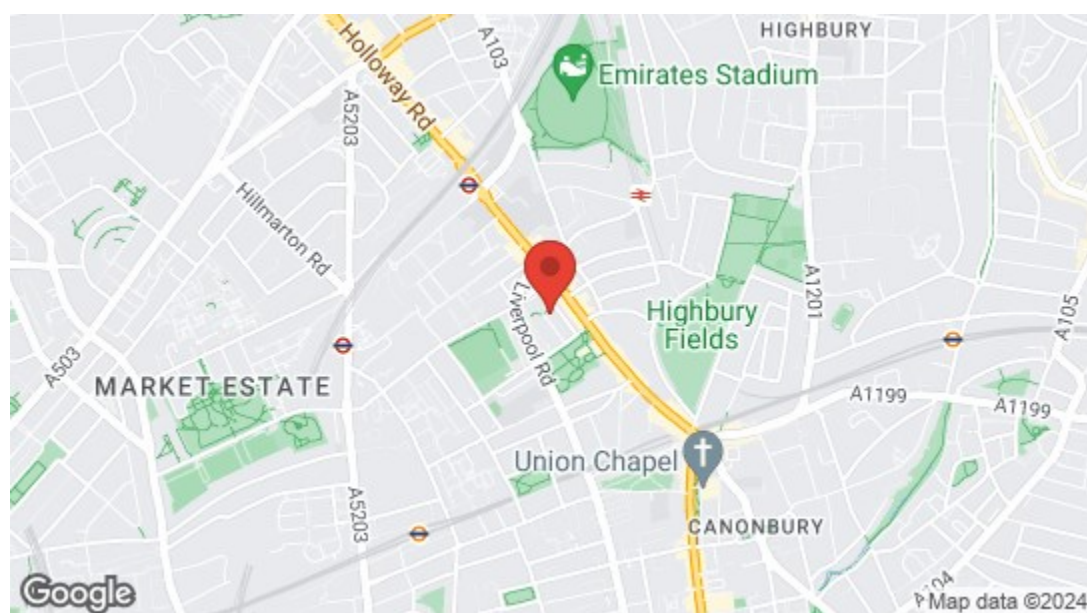




Ringcroft Street, London  
 £5,600 Per Month  
 5 bed, House - Terraced

Photos  
 coming  
 soon...



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

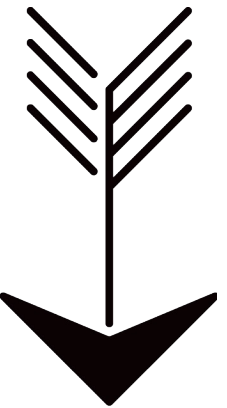


## Features

- Substantial Five Bedroom Period House
- Private Garden
- Conservatory
- High Ceilings
- Near Highbury & Islington Station

A grand and substantial five bedroom, two bathroom Victorian terrace, with private rear garden and conservatory. Here you have the high ceilings and generous proportions of the period, with Highbury and Islington station just moments away.

Ideal for a family or professional sharers alike this is a superbly spacious home and a real find.



### WHAT ELSE?

- Islington's rich musical heritage is on your doorstep, with a whole host of legendary bars and venues to choose from. There's the Highbury Garage of course, just opposite the station, the tranquil Union Chapel just a little further and the Islington Assembly Hall just a few steps further still. Check your local listings for some musical treasures.

- You're spoilt for choice when it comes to open green spaces here. Not only are the serene St Mary Magdalene Gardens just a few hundred feet away, but the natural expanse of Highbury Fields is less than five minutes walk. Great for morning runs.?

- Parents will be pleased to find eight 'Outstanding' primary/secondary schools all less than a mile away on foot, including three 'Outstanding' schools dedicated to children with special needs.



➤➤ IF YOU LIVED HERE...

You'll have vintage timber flooring flowing underfoot throughout. Bedroom one is on your right as you enter, over 120 square feet with a large bay window, If you don't need the extra bedroom this would also make a superb second reception. To the rear, your kitchen/diner has smoky slate tiling underfoot, a pristine suite of cream cabinetry and is also naturally bright thanks to it's own bay window overlooking your side return.

Step out here for a handsome stretch of timber decking, secluded and screened by thriving foliage and wrapping around your large, bright conservatory, the perfect spot to start and end the day. Elsewhere, your remaining bedrooms are all solid doubles, with more of that charming original timber underfoot. Your family bathroom is a happily generous affair, with chessboard tiling and a separate tub and shower cubicle. Bathroom two is just as smart.

Outside and, as noted, you have Highbury and Islington station just eight minutes away on foot, for direct, one stop, four minute runs to Kings Cross. Meaning you can be exploring the heart of London, and the glorious new St Pancras Canalside development in particular, less than fifteen minutes after stepping out your front door. You have overground connections too, with seven minute runs to Hackney Central and eighteen minute trips to Stratford.