

Essex Road, N1 2SN

Approx Gross Internal Area = 38.90 sq m / 418 sq ft



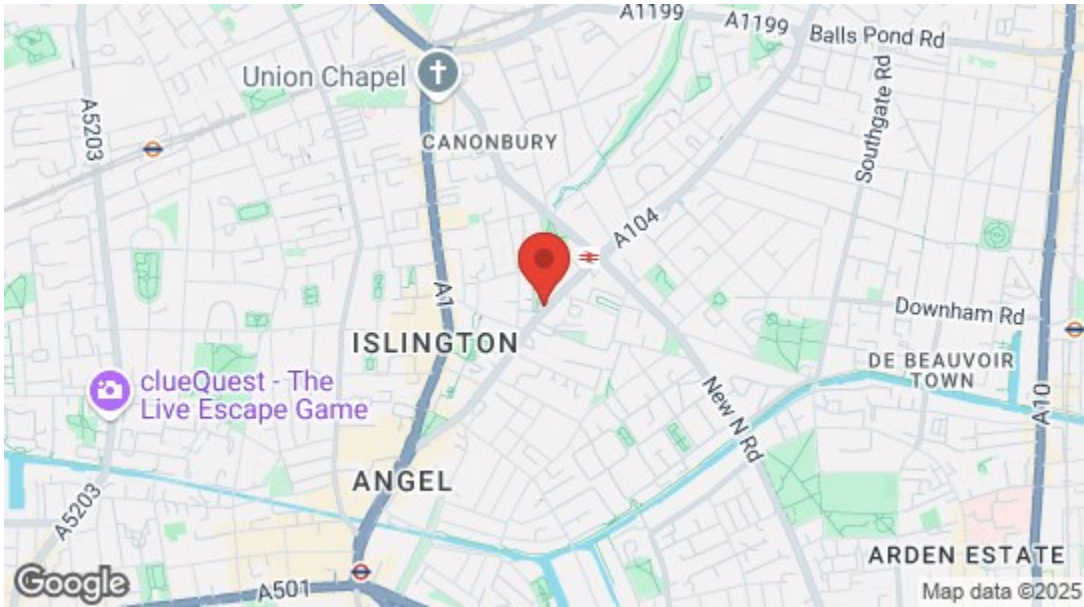
Ground Floor

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. 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	EU Directive 2002/91/EC	

THE **STOW**
EST **BROTHERS** 2014

SALES/LETTINGS/NEW HOMES/MANAGEMENT



Essex Road, Islington
£2,250 Per Calendar Month
1 bed, Flat



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E17 3AY
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»» E11 Office

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E11 2RL
0203 397 2222
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»» E4 Office

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The Avenue, E4 9LE
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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



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.

