

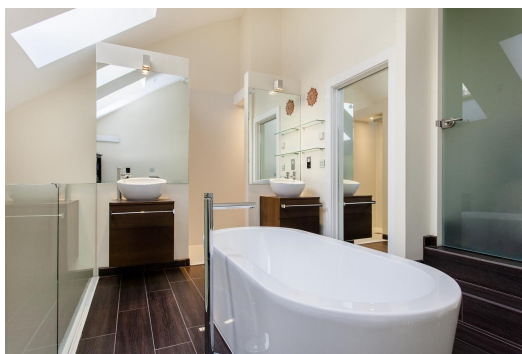


Willow Walk

London, N1

£1,250 per week
(£5,416.67 pcm)

Remarkable three bedroom townhouse situated at the end of this private gated development located moments from Angel Underground Station and bustling Upper Street. Open plan reception and modern kitchen which leads to large private patio garden.



Willow Walk

London, N1

- Impeccable Finish Throughout
- Plenty of Light
- Excellent Location in the Centre of Angel
- Gated Secure Development



Remarkable three bedroom townhouse situated at the end of this private gated development located moments from Angel Underground Station and bustling Upper Street. The house is impeccably presented with a stunning open plan reception and modern kitchen which leads to large private patio garden. It further incorporates three double bedroom, three bathrooms, utility room and guest WC. The rarity of a house of this standard coming to market demands attention and is overall modern, bright and spacious.

Tenure: To be advised
Furnished, Part Furnished,

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

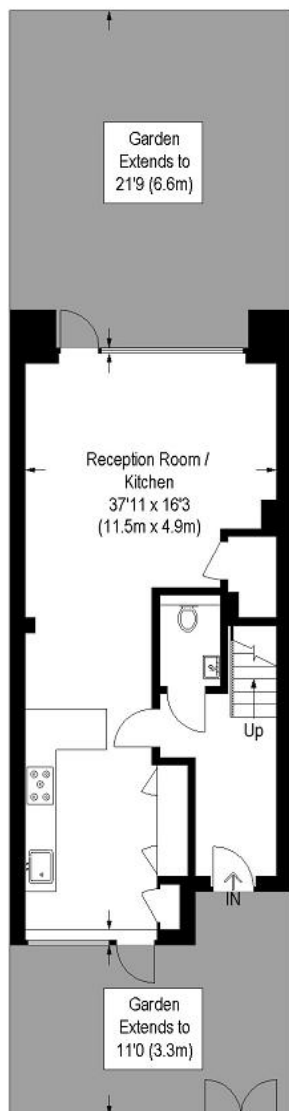
Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
The energy efficient - lower energy costs				The environmental impact - lower CO ₂ emissions			
A (92-100)	A			A (1-10)	A		
B (81-91)	B			B (11-20)	B		
C (69-80)	C			C (21-30)	C		
D (55-68)	D			D (31-40)	D		
E (39-54)	E			E (41-50)	E		
F (29-38)	F			F (51-60)	F		
G (21-28)	G			G (61-70)	G		
The energy efficient - higher energy costs				The environmental impact - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Chestertons Islington Lettings

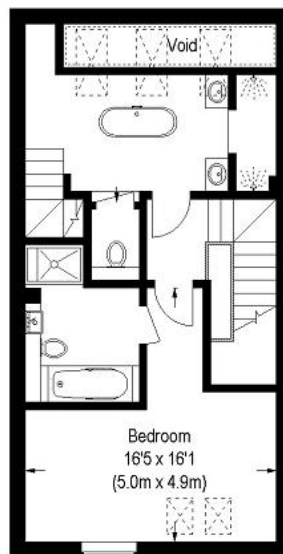
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Willow Walk, N1

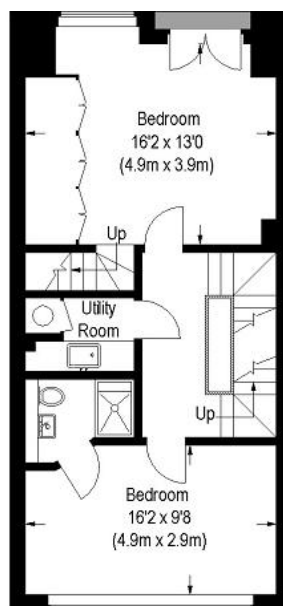
Approximate Gross Internal Area (Excluding Void / Reduced Headroom) = 1668 sq ft / 155 sq m
 Void / Reduced Headroom = 32 sq ft / 3 sq m
 Total = 1701 sq ft / 158 sq m



Ground Floor
 Gross Internal Floor Area= (581 sq ft)



Second Floor
 Gross Internal Floor Area= (495 sq ft)



First Floor
 Gross Internal Floor Area= (592 sq ft)

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID45567)