

Awaiting Photograph




HUNTINGDON STREET LONDON N1
£7,000 PER MONTH AVAILABLE 19/04/2024

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Huntingdon Street London N1

£7,000 Per Month
Furnished

-  **4 Bedrooms**
-  **3 Bathrooms**
-  **1 Reception**

Features

- Four Bedrooms, - Two Bathrooms, - Private Garden, - Large Reception Room, - Fitted Kitchen, - Bi-Fold Doors, - Great Location, - Council Tax - Band D

Council Tax

Council Tax Band D

Hamptons

97-99 Upper Street
Islington, London, N1 ONP
0207 359 5675
islingtonlettings@hamptons-int.com
www.hamptons.co.uk

The Property

SHORT LET: Situated in the heart of Barnsbury with great proximity to all major transport hubs is this fully renovated four bedroom home. The house offers in excess of 1400 sq ft and is arranged over three floors. The raised ground floor offers reception room, kitchen, and dining area with a separate rear modern extension with large skylights which contains a toilet and utilities room with bespoke bi- folding doors that lead out to the rear garden. A modern kitchen in the heart of this space connects the defined open living areas. A specially designed glass bridge leads into the garden. There are four bedrooms and two family bathrooms, one of which is en-suite, across the first and second floor.

HUNTINGDON STREET

Approximate Gross Internal Area (excluding reduced headroom / eaves)

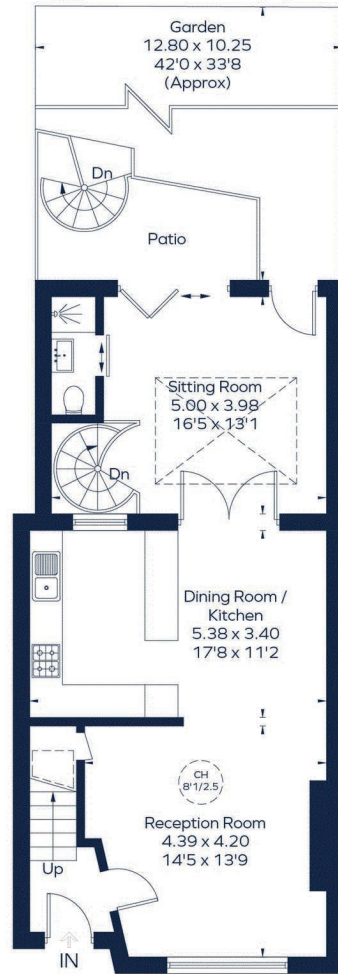
Raised Ground floor = 669 sq. ft. (62.2 sq. m.)

First floor = 449 sq. ft. (41.7 sq. m.)

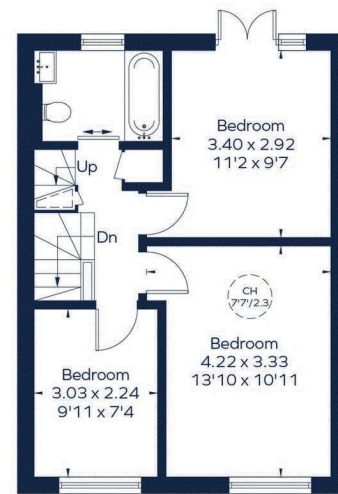
Second floor = 253 sq. ft. (23.5 sq. m.)

Reduced headroom / eaves = 122 sq. ft. (11.3 sq. m.)

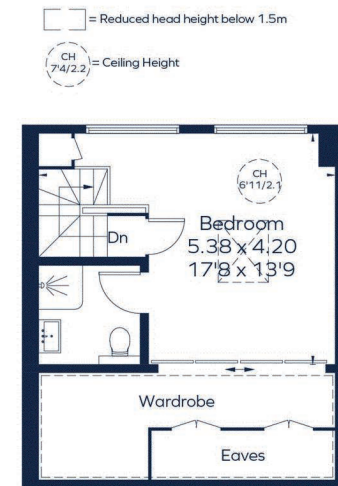
Total = 1493 sq. ft. (138.7 sq. m.)



Raised Ground Floor



First Floor



Second Floor

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. ID 885138

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
For energy efficient lighting (only) For energy efficient lighting (only)		71	81
England & Wales		EU Directive 2002/91/EC	

Awaiting Photograph

Awaiting Photograph

Awaiting Photograph

Awaiting Photograph

Awaiting Photograph

Awaiting Photograph