



AMHURST ROAD LONDON E8
£1,800 PER MONTH AVAILABLE 01/05/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Amhurst Road London E8

£1,800 Per Month
Unfurnished

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Two Bedrooms, - Bathroom, - Reception, - Private Balcony, - Fitted Kitchen, - Secure Block, - Fitted Storage, - Council Tax -

Council Tax

Council Tax Band C

Hamptons

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

The Property

A well proportioned two bedroom apartment on the third floor of this secure block. Benefiting from a spacious separate reception room, fitted kitchen, family bathroom and private balcony.



GAMMA BUILDING

Approximate Gross Internal Area

670 sq. ft. (62.3 sq. m.)



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 745623

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.

CH = Ceiling Height

Energy Efficiency Rating		Current	Potential
100-92 kWh/m ² (A-G)	A		
91-81 kWh/m ² (B-D)	B		
80-65 kWh/m ² (E-G)	C	78	78
64-55 kWh/m ² (D-G)	D		
54-45 kWh/m ² (E-G)	E		
44-35 kWh/m ² (F-G)	F		
34-20 kWh/m ² (G)	G		

England & Wales EU Directive 2002/91/EC

