



**{ WENLOCK STREET LONDON N1**  
*£795 PER WEEK AVAILABLE 22/04/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Wenlock Street London N1

**£795 Per Week  
Furnished**

 **1 Bedroom**  
 **1 Bathroom**  
 **1 Reception**

## Features

- One Bedroom Duplex, - Separate Reception, - Kitchen/Diner, - Split Level, - Modern Amenities, - Close To Transport, - Contemporary Décor, - Council Tax - Band D

## Council Tax

Council Tax Band D

## Hamptons

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Islington, London, N1 ONP  
0207 359 5675  
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www.hamptons.co.uk

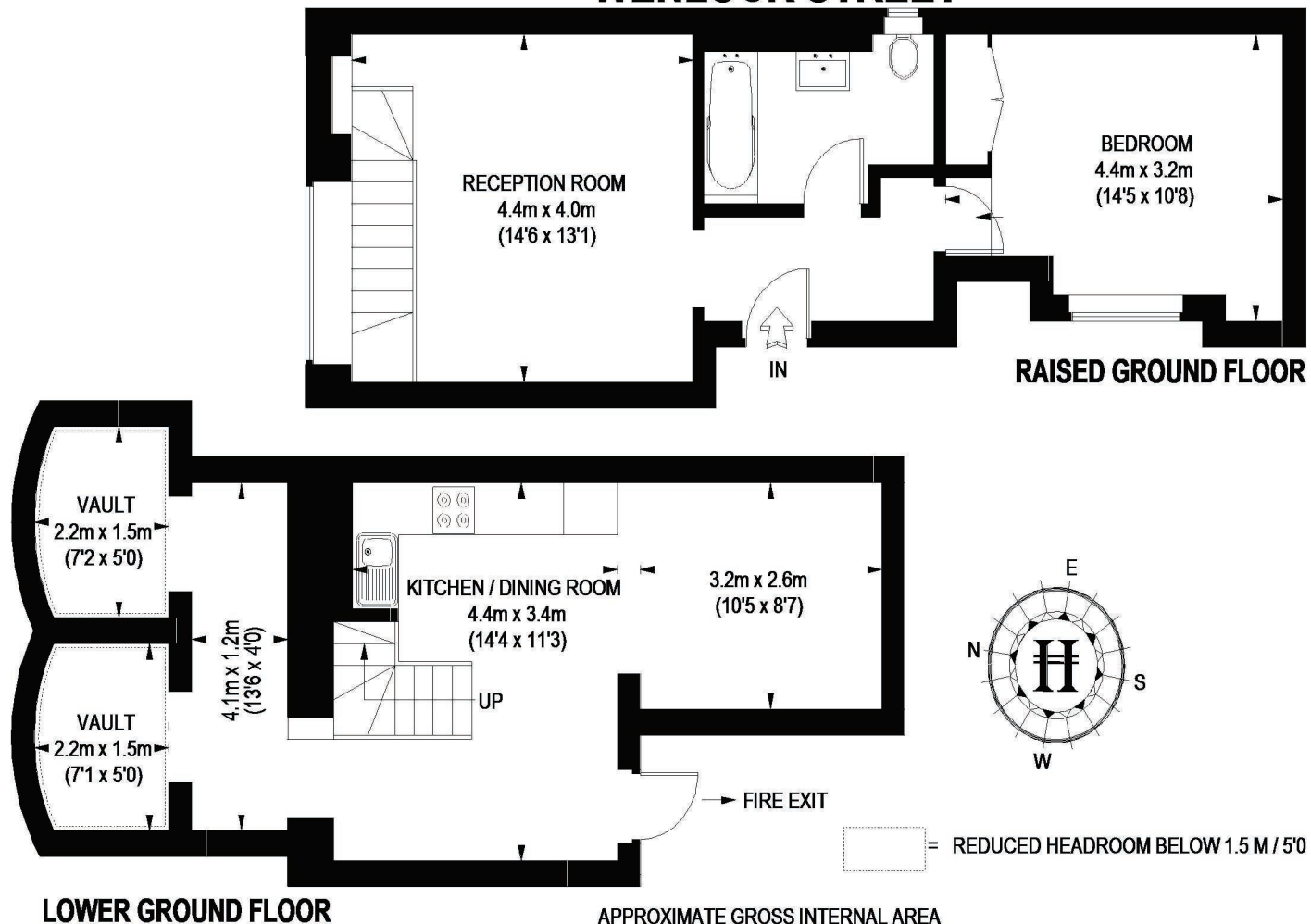
# { ONE BEDROOM SPLIT LEVEL APARTMENT.

## The Property

SHORT LET: This beautiful period conversion set across 2 floors, has recently been renovated to high standard throughout and benefits from wooden floors, a large open planned kitchen / dining room, whilst being only a short walk from the amenities and tube stations.



# WENLOCK STREET



APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR (EXCLUDING VAULT / REDUCED HEADROOM) = 351 SQ. FT. (32.6 SQ. M.)  
 RAISED GROUND FLOOR = 447 SQ. FT. (41.5 SQ. M.)  
 TOTAL = 798 SQ. FT. (74.1 SQ. M.)  
 VAULT (INCLUDING REDUCED HEADROOM) = 83 SQ. FT. (7.7 SQ. M.)  
 GRAND TOTAL = 881 SQ. FT. (81.8 SQ. M.)

**This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID138973)**

### 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		
		70	81
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small>		<small>EU Directive 2002/91/EC</small>	

