



CANONBURY LANE LONDON N1
£8,000 PER MONTH AVAILABLE 31/05/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Canonbury Lane London N1

£8,000 Per Month
Furnished

 **4 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

- Four or Five Bedrooms, - Three Bathrooms, - Private Garden, - Stunning Roof Terrace, - Period Charm, - Convenient Location, - Over 2,600 Square Foot, - Council Tax - Band H

Council Tax

Council Tax Band H

Hamptons

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

The Property

An opportunity to rent this charming Victorian house in the heart of Canonbury. Set back from the road, the house benefits from a lovely garden as you approach the house. On entering you are greeted by an unusually wide entrance hall with a guest cloakroom coming off it. At the rear of the house there is a light filled reception room filled with period charm. On the lower ground floor there is a great sized bedroom with en-suite shower room and a fantastic kitchen/dining area opening out onto the patio. On the first floor there are two generously sized bedrooms one with en-suite. There are two further bedrooms on the second floor one again benefitting from an en-suite. There is the added benefit of a roof terrace with far reaching views across Islington and beyond.



CANONBURY LANE

Approximate Gross Internal Area

Lower Ground floor = 651 sq. ft. (60.5 sq. m.)

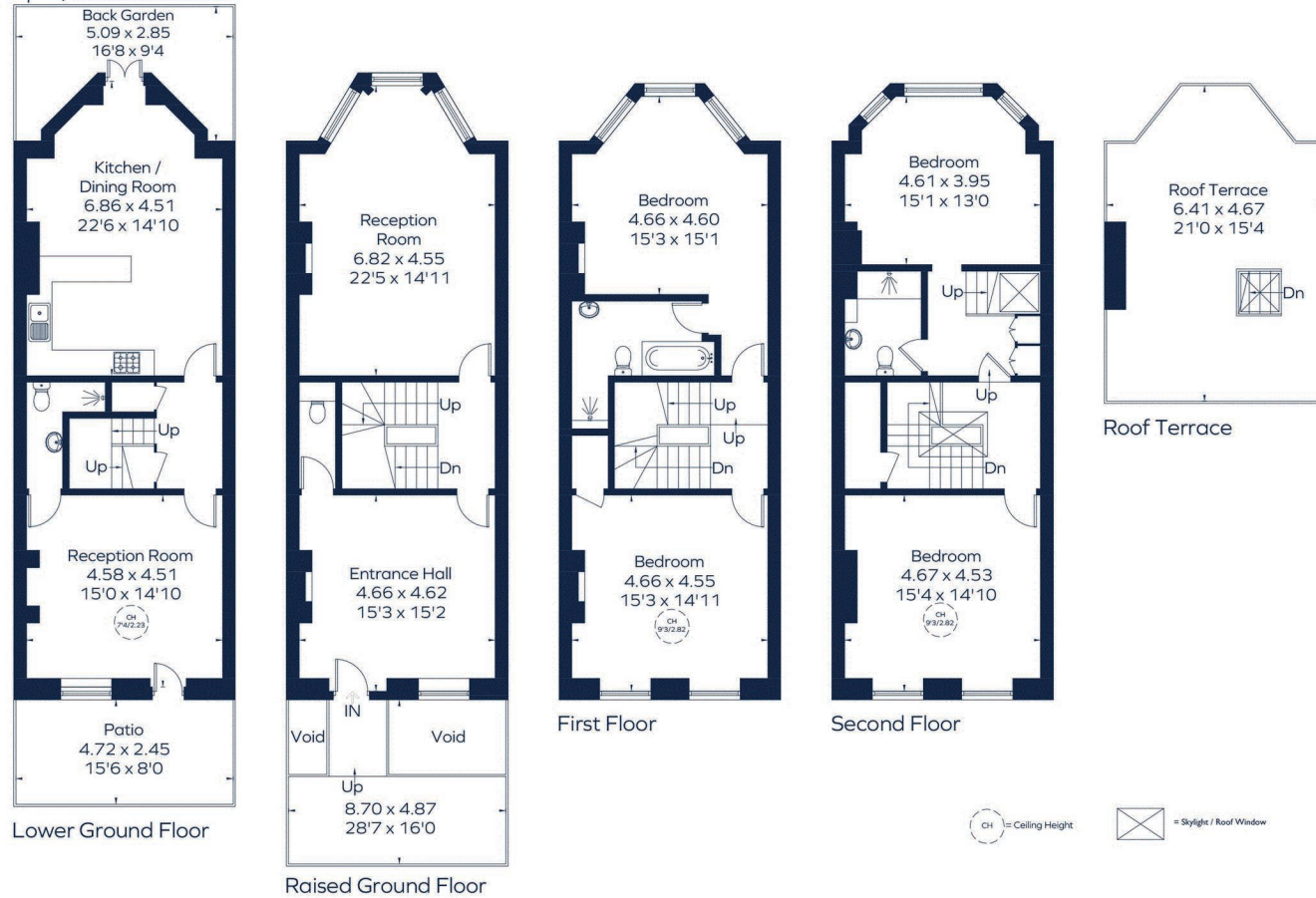
Raised Ground floor = 656 sq. ft. (60.9 sq. m.)

First floor = 652 sq. ft. (60.6 sq. m.)

Second floor = 666 sq. ft. (61.9 sq. m.)

Roof Terrace = 11 sq. ft. (1.0 sq. m.)

Total = 2636 sq. ft. (244.9 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 968118

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.

