



PATON STREET LONDON EC1V
£695 PER WEEK AVAILABLE 30/06/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Paton Street London EC1V

**£695 Per Week
Unfurnished**

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

Features

- Two Bedrooms, - Modern Bathroom, -
Open Plan Kitchen, - Fully Integrated
Appliances, - Spacious Reception Room, -
Private Balcony, - Contemporary Finish, -
Wooden Flooring, - Secure Development, -
Council Tax - Band F

Council Tax

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Hamptons

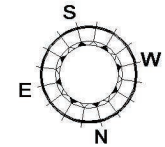
97-99 Upper Street
Islington, London, N1 ONP
0207 359 5675
islingtonlettings@hamptons-int.com
www.hamptons.co.uk

The Property

Modern two bedroom apartment set within a secure development in a convenient location for easy access to The City. The property comprises; well proportioned bedrooms, open plan kitchen with fully integrated appliances, bright reception room with access to the private balcony and a contemporary three piece bathroom. Paton Street is situated between Angel and Old Street offering the amenities of both within a short walk and the transport links on offer make for easy commutes across London.



PATON STREET



APPROXIMATE GROSS INTERNAL AREA
830 SQ. FT. (77.1 SQ. M.)

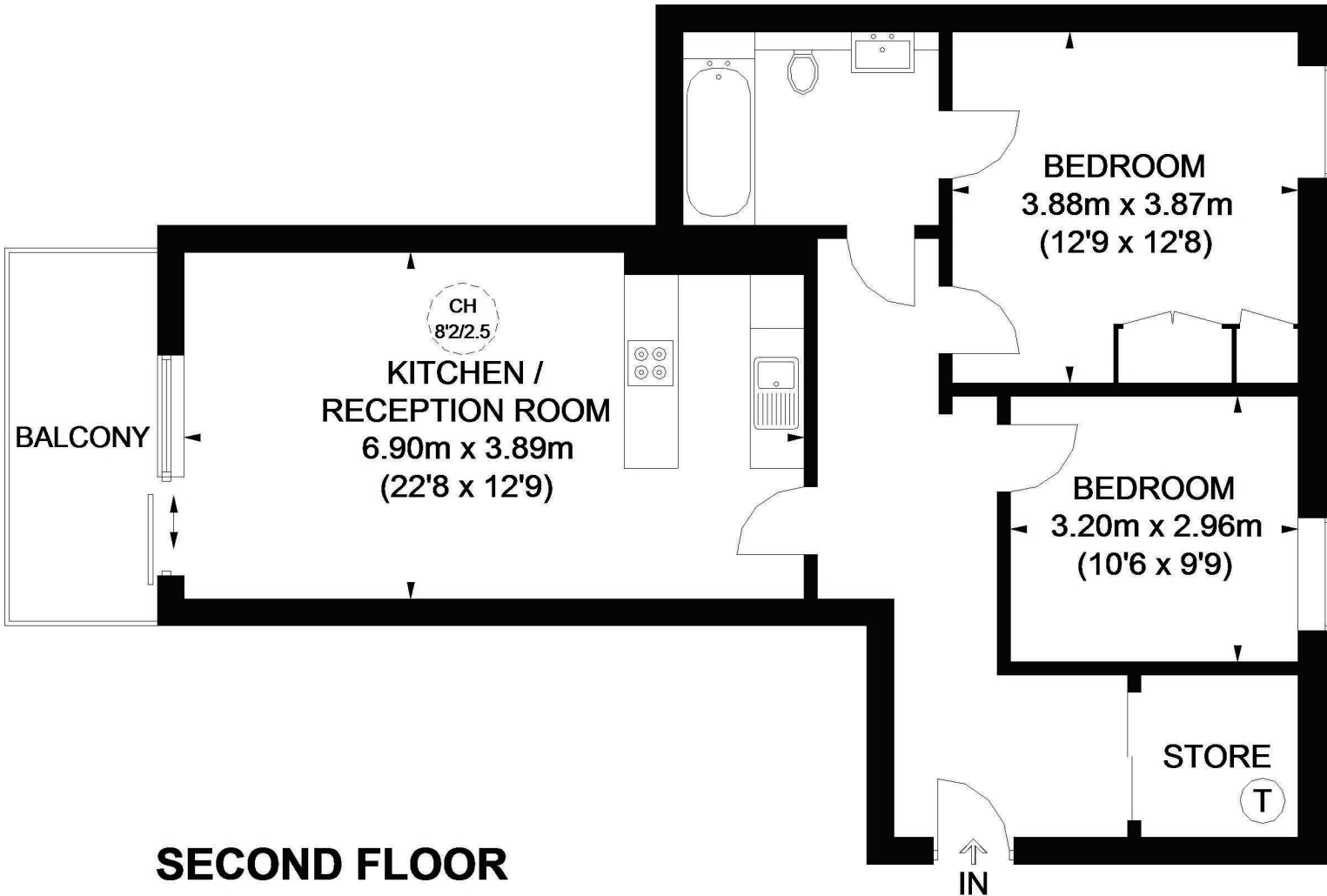


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID590888)

Energy Efficiency Rating		
	Current	Potential
Band A (92-100)		
Band B (81-91)	85	85
Band C (69-80)		
Band D (55-68)		
Band E (39-54)		
Band F (21-38)		
Band G (1-20)		

England & Wales EU Directive approx. etc.

SECOND FLOOR



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.



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