



**ELEANOR ROAD LONDON ES**  
*£1,295 PER WEEK AVAILABLE 21/06/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Eleanor Road London E8**

**£1,295 Per Week**  
**Part-furnished**

 **4 Bedrooms**  
 **1 Bathroom**  
 **2 Receptions**

## Features

- Four Bedrooms, - One Bathroom Plus Extra W.C., - Modern Kitchen/Diner, - Two Reception Rooms, - Private Garden, - Built In Pizza Oven, - Split Over Three Floors, - Close To London Fields, - Swimming Pool And Tennis Courts Locally, - Council Tax - Band F

## Council Tax

Council Tax Band F

## Hamptons

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

## The Property

A beautifully presented four bedroom Victorian semi-detached house arranged over three floors located on a quiet street a stone's throw away from London Fields. The ground floor boasts a generous modern kitchen/diner and two reception rooms with a W.C. The kitchen/diner leads out to a stylish and well kept private garden which consists of a decking area, astro turf and a built in pizza oven. The first floor features a modern family bathroom and two double bedrooms. On the top floor there are two further double bedrooms.



# ELEANOR ROAD

Approximate Gross Internal Area (excluding reduced headroom)

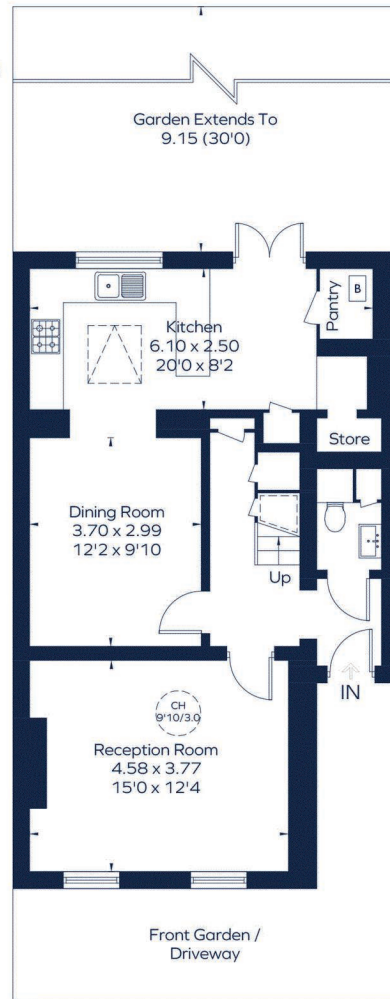
Ground floor = 648 sq. ft. (60.2 sq. m.)

First floor = 519 sq. ft. (48.2 sq. m.)

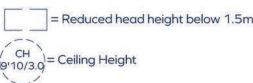
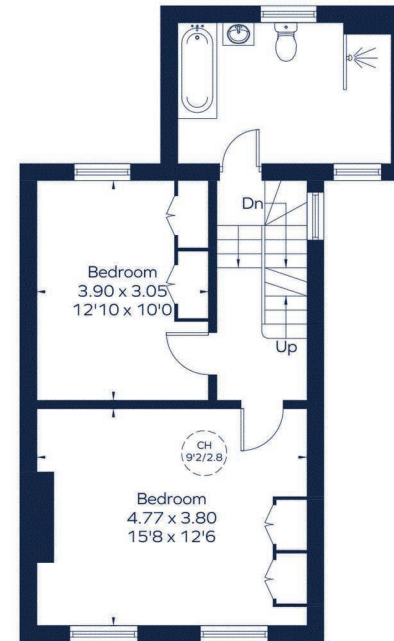
Second floor = 408 sq. ft. (37.9 sq. m.)

Reduced headroom = 5 sq. ft. (0.5 sq. m.)

Total = 1580 sq. ft. (146.8 sq. m.)



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 796717

## 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.

