



**{ NORTHAMPTON PARK LONDON N1**  
*£2,750 PER WEEK AVAILABLE 28/06/2024*



**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Northampton Park London N1**

**£2,750 Per Week  
Unfurnished**

 **6 Bedrooms**  
 **3 Bathrooms**  
 **2 Receptions**

## Features

- Six Bedrooms, - Three Bathrooms, - Two Reception Rooms, - Family Kitchen With Separate Dining Space, - Period Charm, - Original Fireplaces, - Wooden Flooring Throughout, - Private Garden, - Off Street Parking, - Council Tax - Band G

## Council Tax

Council Tax Band G

## Hamptons

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

## The Property

Hamptons are delighted to present a stunning six bedroom house in the heart of Canonbury. This exceptional property features six well-proportioned double bedrooms, three bathrooms, two reception rooms, a large family kitchen with separate dining space and a private garden. The house benefits from off street parking, ample storage space, wooden floors throughout, and has been beautifully maintained, offering a perfect blend of period charm and modern convenience. Located in one of London's most sought-after neighborhoods, this house is within walking distance of the boutique shops, cafes, and restaurants of Upper Street, as well as several excellent schools and local amenities. Canonbury Overground station is just a short walk away, providing easy access to the City and beyond.



# NORTHAMPTON PARK

Approximate Gross Internal Area (including plant / excluding reduced headroom / eaves)

Lower Ground floor = 813 sq. ft. (75.5 sq. m.)

Raised Ground floor = 758 sq. ft. (70.4 sq. m.)

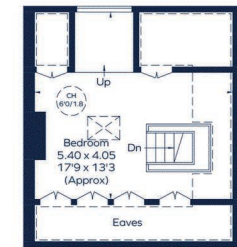
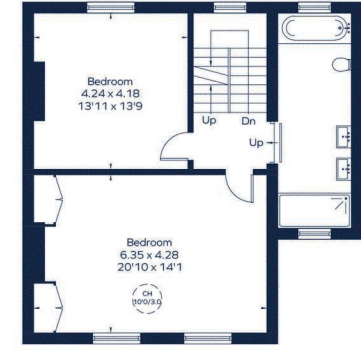
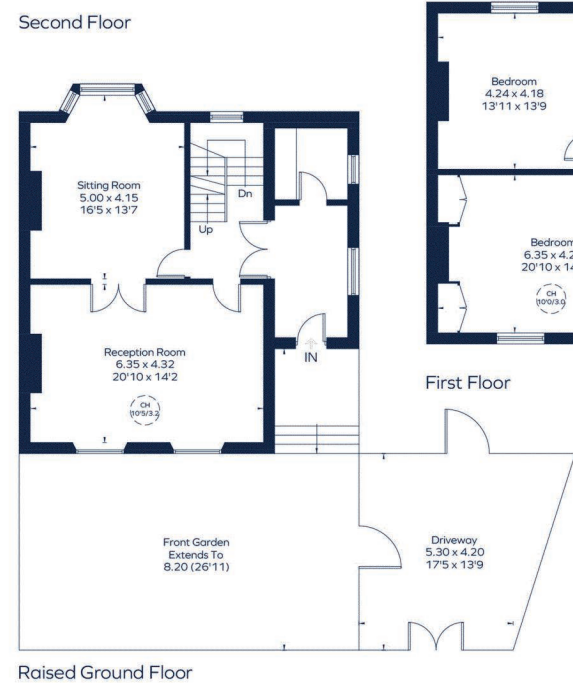
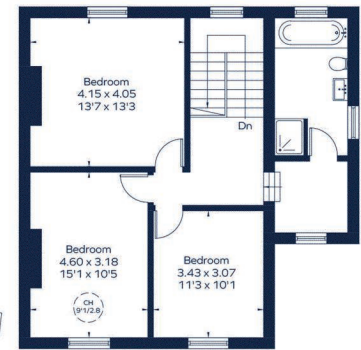
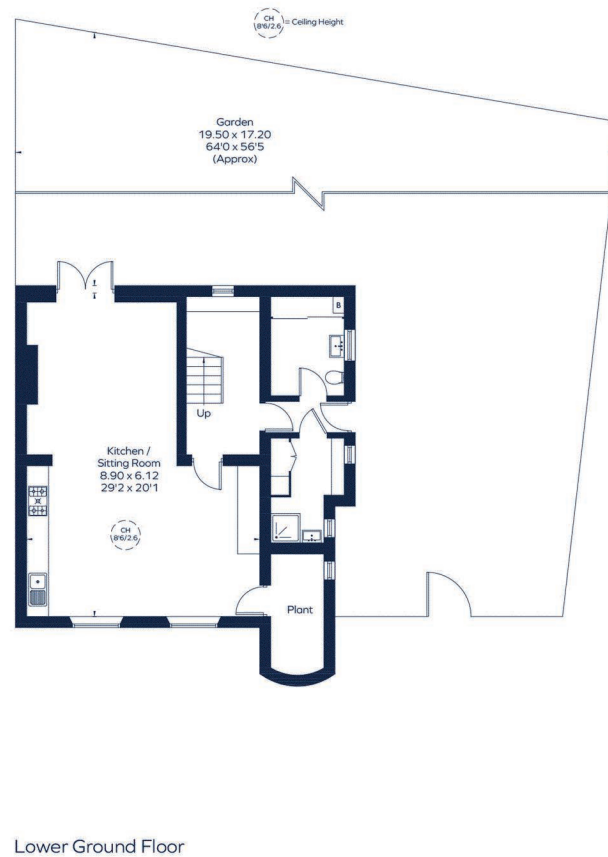
First floor = 739 sq. ft. (68.7 sq. m.)

Second floor = 739 sq. ft. (68.7 sq. m.)

Third floor = 210 sq. ft. (19.5 sq. m.)

Reduced headroom / Eaves = 153 sq. ft. (14.2 sq. m.)

Total = 3412 sq. ft. (317.0 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 1034267

## 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 |
|--|--|---------|-----------|
| Very Energy Efficient (A)  |  |         |           |
| Energy Efficient (B)   |  |         |           |
| Decent (C)   |  |         |           |
| Needs Improvement (D)  |  |         |           |
| Some Improvements Needed (E)   |  | 58      |           |
| Urgent Improvements Needed (F)   |  |         |           |
| Very Poor (G)  |  |         |           |
| <small>For energy efficient lighting (LED)</small><br><small>EU Directive 2002/91/EC</small> |  |         |           |



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