



HERBAL HILL LONDON EC1R
£890 PER WEEK AVAILABLE 13/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Herbal Hill London EC1R

**£890 Per Week
Furnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Large Reception Space, - Open Plan Kitchen, - High Specification, - Well-Proportioned Bedrooms, - Large Fitted Storage Spaces, - Superb Natural and Evening Lighting, - Leisure Centre, - Swimming Pool, - Concierge, - Council Tax - Band F

Council Tax

Council Tax Band F

Hamptons

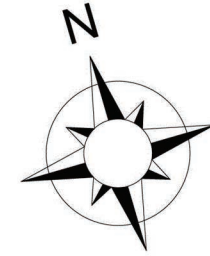
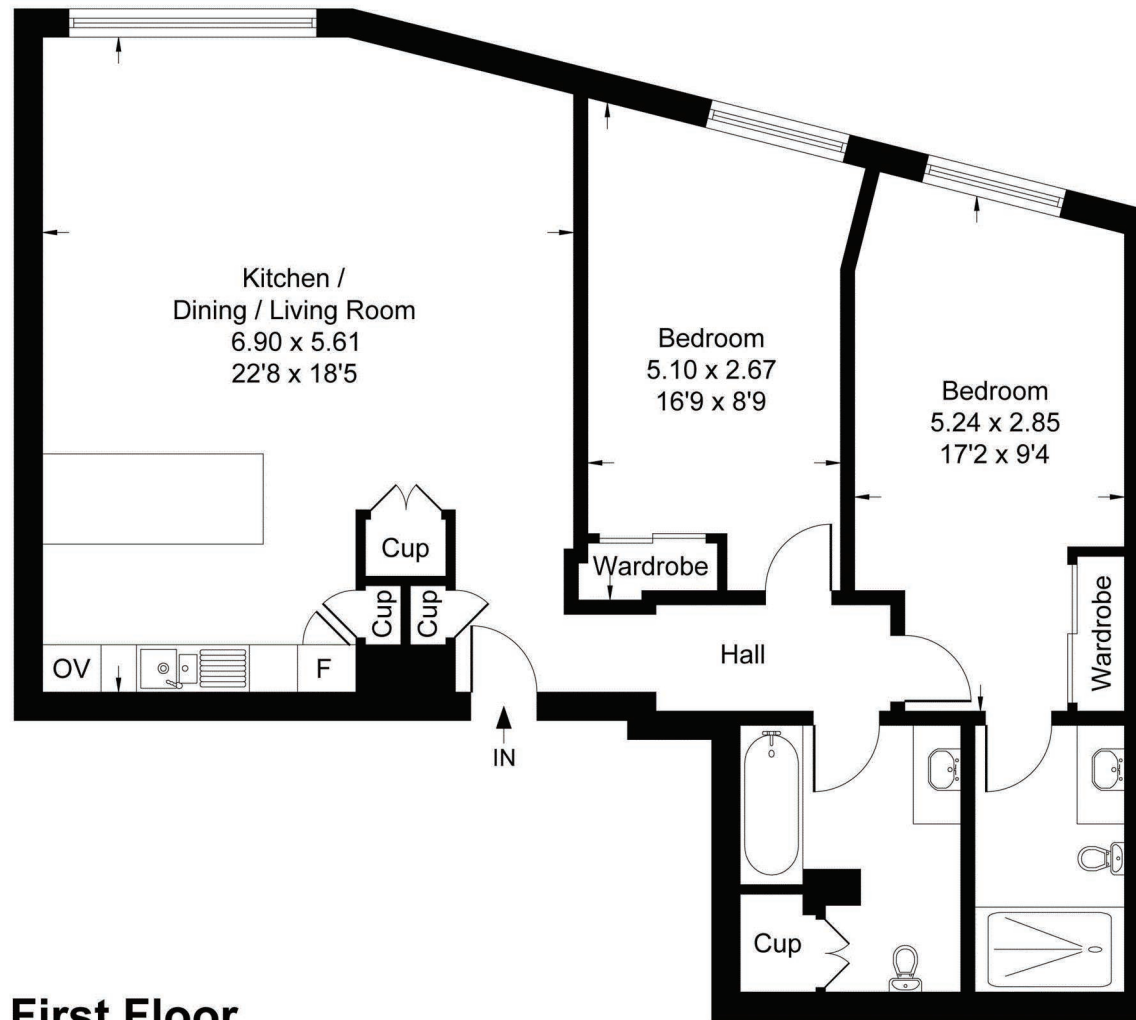
97-99 Upper Street
Islington, London, N1 ONP
0207 359 5675
islingtonlettings@hamptons-int.com
www.hamptons.co.uk

The Property

This is a newly-renovated apartment suitable for professionals or young families. It is larger than average, at 900 square feet, with expansive open-plan living area and two bedrooms and two bathrooms, all with natural light and sunshine from a southerly aspect. There is a large open-plan kitchen fitted, living room and dining area, finished to an extremely high standard, which makes a superb entertaining and relaxing space with bonus of 3m+ high ceilings. Features include: kitchen counter seating, space for a 10-seater dining table, a Juliet balcony, integrated pantry cupboard, modern appliances and double oven, boiling water tap, Brazilian quartzite worktops and Tom Dixon lighting throughout. Plus, a built in bar with wine fridge! The two bedrooms are well-proportioned, with space for large double beds, and each with fully-fitted full-height wardrobes. The two bathrooms are finished to an extremely high standard with Porcelanosa tiling, Duravit fittings, integrated cabinetry and with full or dimmed lighting settings. Located in the heart of Clerkenwell, with a vibrant range of restaurants, bars and boutique shops. Excellent transport links via Farringdon, Crossrail, plus Chancery Lane & King Cross stations.



Approximate Gross Internal Area = 83.39 sq m / 898 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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		
Band	Current	Potential
A		
B		
C		
D	74	74
E		
F		
G		

England & Wales EU Directive 2002/91/EC

