



THEYDON ROAD LONDON E5
£750 PER WEEK AVAILABLE 17/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Theydon Road London E5

£750 Per Week
Part-furnished

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

Features

- Warehouse Conversion, - Exposed Brick, - Two Double Bedrooms, - Two Bathrooms, - Open Plan Kitchen, - Large Reception Space, - Patio Area, - Secure Building, - Off Street Parking, - Council Tax - Band D

Council Tax

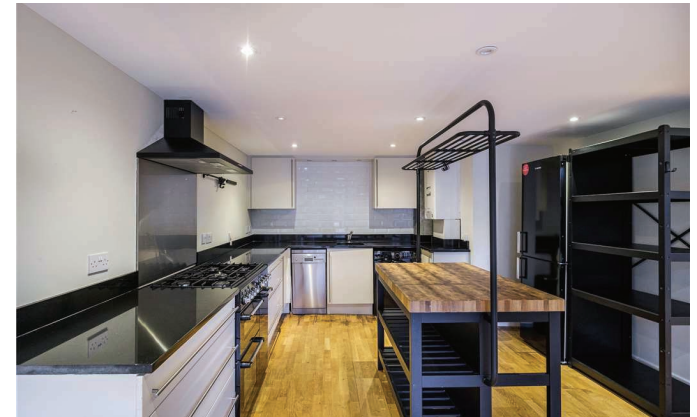
Council Tax Band D

Hamptons

97-99 Upper Street
Islington, London, N1 0NP
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The Property

Warehouse conversion boasting two bedrooms, two bathrooms open plan kitchen and large reception space. Features exposed brick work, wooden flooring and built in storage in both bedrooms. Additional benefits include patio space, mezzanine area that can be used as a home office. The property also comes with an off street parking space.



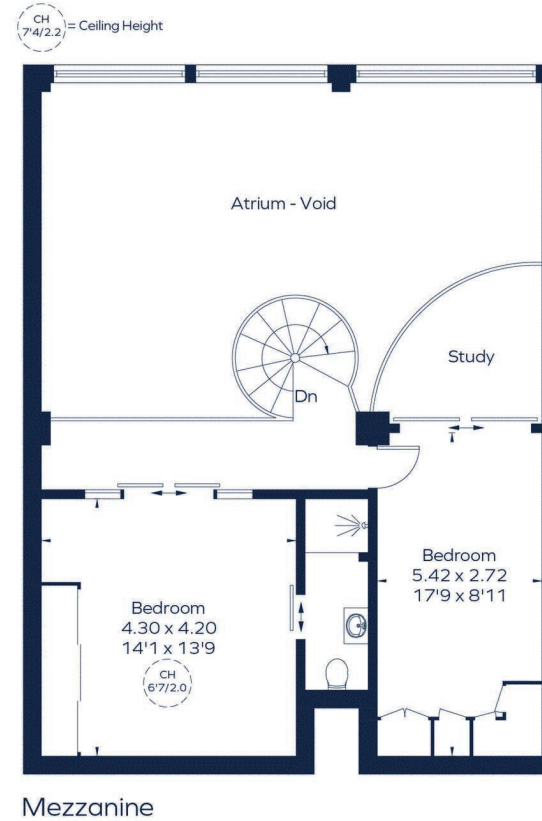
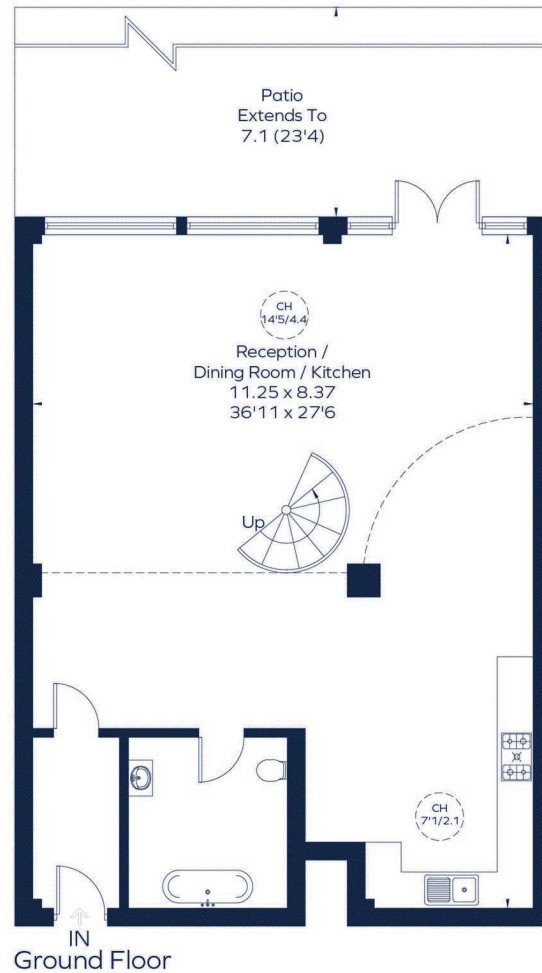
DE HAVILAND STUDIOS

Approximate Gross Internal Area

Ground floor = 998 sq. ft. (92.7 sq. m.)

Mezzanine = 587 sq. ft. (54.5 sq. m.)(Excluding Atrium - Void)

Total = 1585 sq. ft. (147.2 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 822595

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

For more information on energy ratings visit www.gov.uk/government/organisations/energy-efficiency-rating

EU Directive 2002/91/EC

England & Wales

