



GERRARD ROAD LONDON N1
£1,395 PER WEEK AVAILABLE 29/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Gerrard Road London N1

£1,395 Per Week
Unfurnished

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

Features

- NOT SUITABLE FOR THREE SHARERS, -
Three Bedrooms, - Two Bathrooms, -
Additional WC, - Patio Garden, - Period
Features, - Stylish Fitted Kitchen, - High
Ceilings, - Wood Flooring, - Council Tax -
Band G

Council Tax

Council Tax Band G

Hamptons

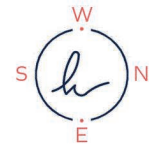
97-99 Upper Street
Islington, London, N1 0NP
0207 359 5675
islingtonlettings@hamptons-int.com
www.hamptons.co.uk

The Property

An attractive Stucco fronted end of terrace Georgian House, located in this highly sought after enclave of Islington, between Regents Canal and the boutique shops and restaurants of Upper Street. On entering, the ground floor boasts a large open plan kitchen and breakfast room with exposed wood floor boards and period features juxtaposed with a sleek designer kitchen. A private and beautifully kept patio garden is accessed to the rear. On the first floor landing is a study. The living room is an impressive space, dominated by two, floor to ceiling, sash windows; period shutters, original fireplaces, high ceilings with cornicing and hard wood floors. Folding doors separate a TV room or guest bedroom. On the upper floor you will find the master suite with a great deal of storage, as well as walk in wardrobe and separate bathroom with shower. The lower ground floor of the building can be accessed internally, or from its own door via a staircase from street level, making this semi-independent accommodation, featuring two additional bedrooms, presented in a contemporary style, with underfloor heating and brand new shower room. Angel Underground Station on the Northern Line is a short walk away as is the ever popular Upper Street.



GERRARD ROAD



Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom)

Cellar = 46 sq. ft. (4.3 sq. m.)

Lower Ground Floor = 491 sq. ft. (45.6 sq. m.)

Ground Floor = 465 sq. ft. (43.2 sq. m.)

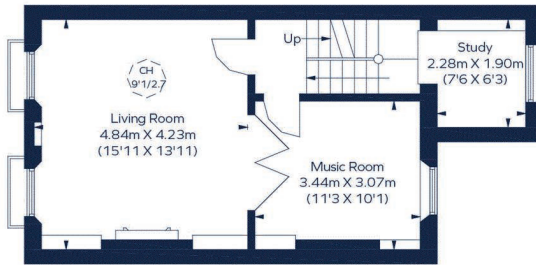
First Floor = 463 sq. ft. (43.0 sq. m.)

Second Floor = 413 sq. ft. (38.4 sq. m.)

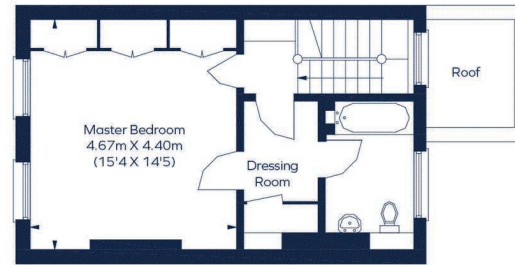
Vault = 45 sq. ft. (4.2 sq. m.)

Reduced Headroom / Eaves = 1 sq. ft. (0.1 sq. m.)

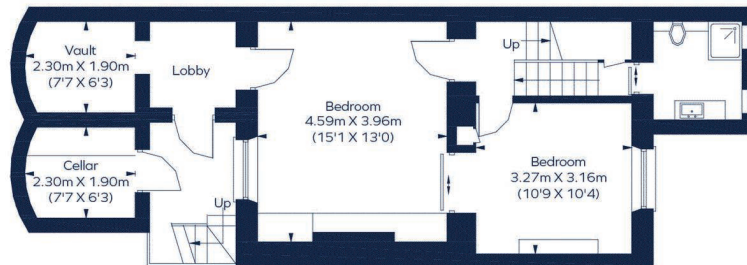
Total = 1923 sq. ft. (178.7 sq. m.)



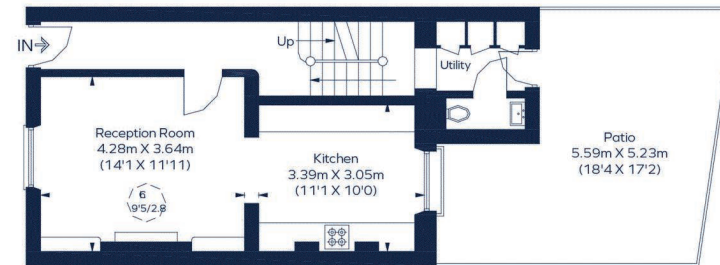
First Floor



Second Floor



Lower Ground Floor



Ground 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 863885

CH = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m

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
69	85
<small>For energy efficient lighting fitting costs</small>	
<small>EU Directive 2002/91/EC</small>	



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