



COLEBROOKE ROW LONDON N1
£6,000 PER MONTH AVAILABLE 22/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Colebrooke Row London N1

**£6,000 Per Month
Unfurnished**

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

Features

- Recently Refurbished, - Three Bedrooms,
- Two Bathrooms, - Two Reception Rooms,
- Additional W/C, - Fully Equipped Kitchen,
- Separate Larder, - Private Garden, -
Convenient Location, - 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

A charming and recently refurbished period house in the heart of Angel, moments from Upper Street and Angel station. Offering generous living space throughout, three bedrooms, two bathrooms and a private garden.



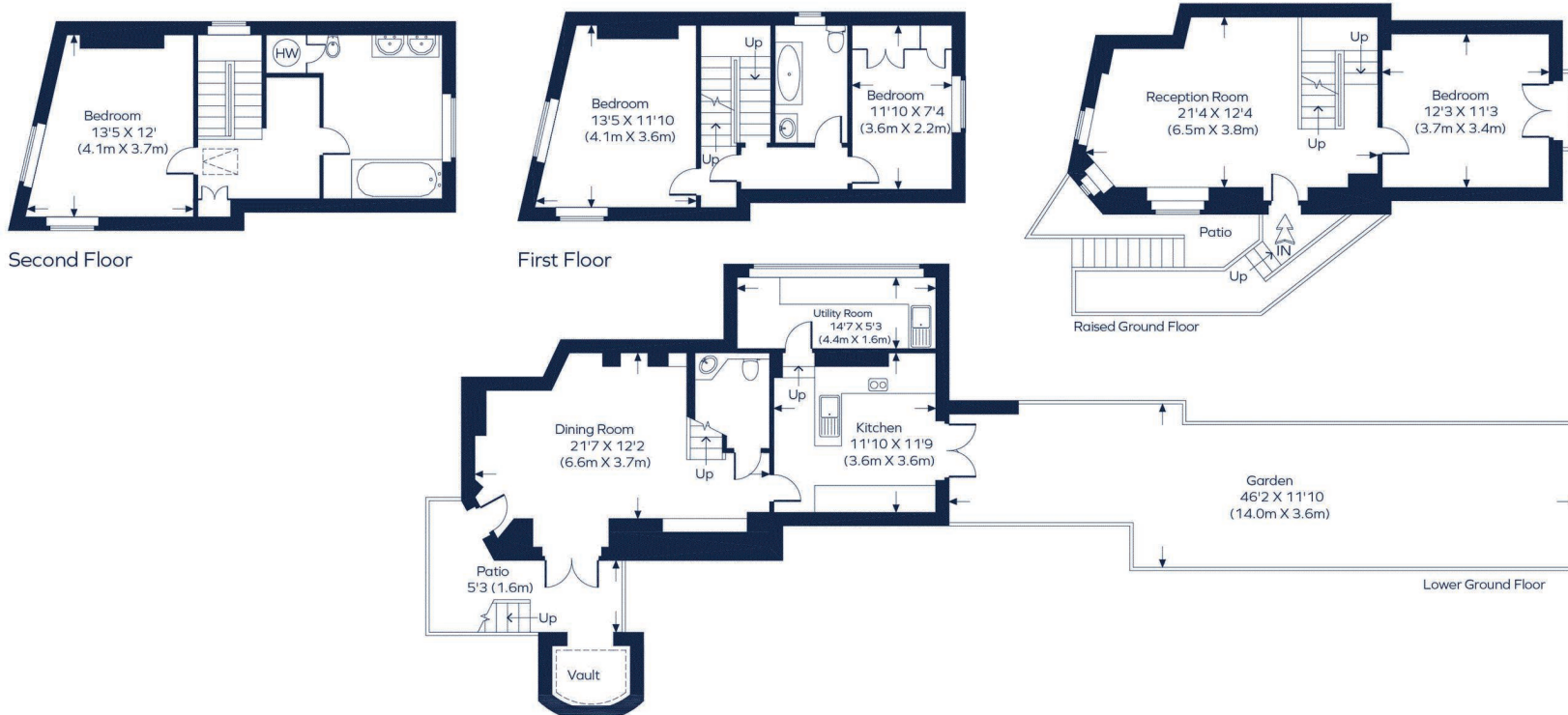
COLEBROOKE ROW



Approximate Gross Internal Area

Reduced Headroom / Eaves = 25 sq. ft. (2.3 sq. m.)

Total = 1596 sq. ft. (148.3 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 863885

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.

