



**BALDWIN TERRACE ISLINGTON, N1**  
*£795 PER WEEK AVAILABLE 23/08/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Baldwin Terrace Islington, N1**

**£795 Per Week  
Furnished**

 **3 Bedrooms**  
 **1 Bathroom**  
 **1 Reception**

## Features

- **\*\*Maximum Of Two Individuals\*\***, - Three Bedrooms, - Modern Bathroom, - High Ceilings, - Open Reception, - Kitchen/Dining Area, - Large Windows, - Waterfront Property, - Offered Furnished, - Council Tax - Band E

## Council Tax

Council Tax Band E

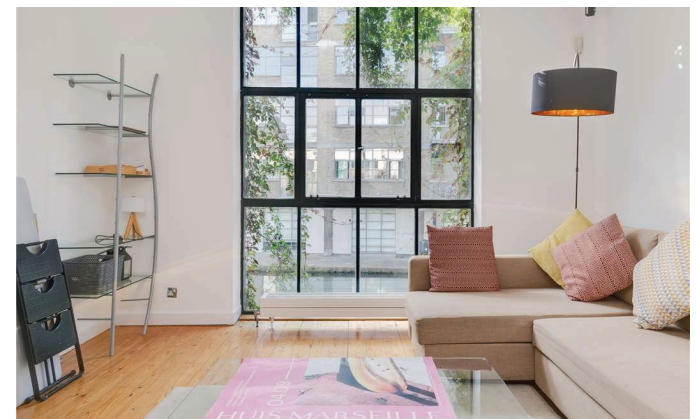
## Hamptons

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Islington, London, N1 ONP  
0207 359 5675  
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www.hamptons.co.uk

# { THREE BEDROOM PROPERTY OVERLOOKING THE CANAL.

## The Property

**\*\*Maximum Of Two Individuals\*\*** This unique and spacious end of terrace house overlooks Regents Canal whilst being minutes from Old Street/Angel. Configured over three floors boasting three bedrooms, modern family bathroom, open reception, kitchen/dining area and tall ceilings. This property also benefits from modern fittings, generous living space and natural light throughout. Baldwin Terrace is located in quiet no through road which is moments from Angel tube station, vibrant Upper Street and offers an easy commute to the City.





# BRITANNIA WHARF SUPPLIED

Approximate Gross Internal Area

Lower Ground floor = 313 sq. ft. (29.1 sq. m.)

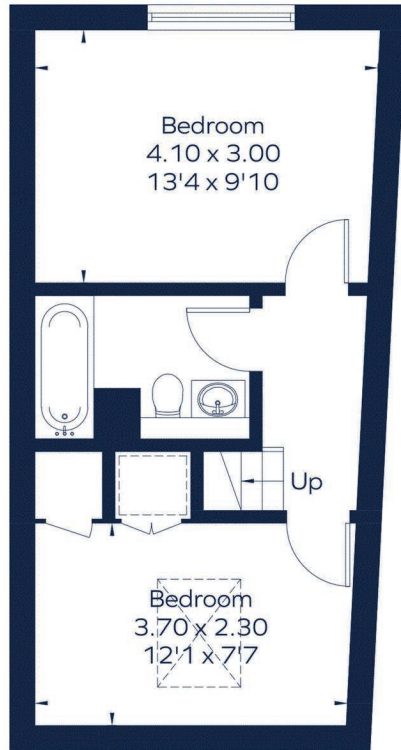
Raised Ground floor = 327 sq. ft. (30.4 sq. m.)

First floor = 275 sq. ft. (25.5 sq. m.)

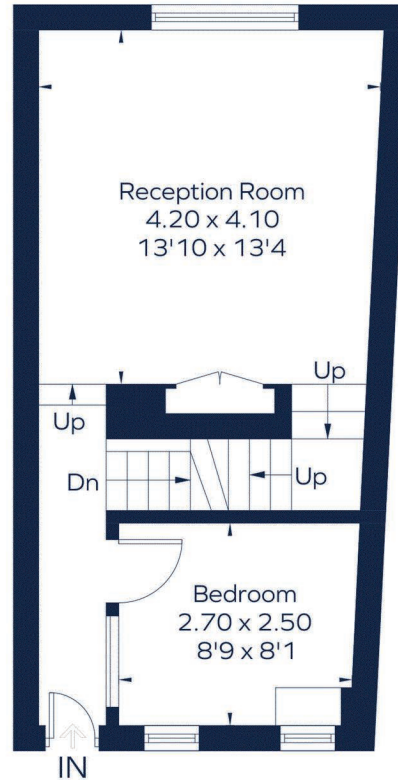
Total = 915 sq. ft. (85.0 sq. m.)



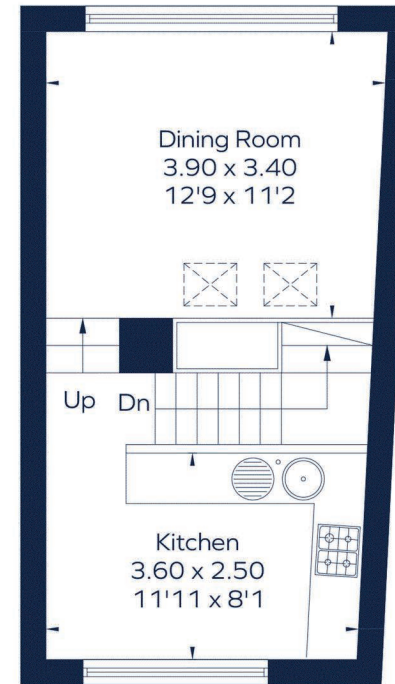
 = Reduced head height below 1.5m



Lower Ground Floor



Raised Ground Floor



First Floor

Drawn for illustration and identification purposes only.  
ID 1001564

## 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
Band A	92-100		86
Band B	81-91		
Band C	69-80	71	
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
<small>For energy efficient lighting fitting costs</small> <small>EU Directive 2002/91/EC</small>		<small>England &amp; Wales</small>	

