



**{ RICHMOND AVENUE LONDON N1**  
**£795 PER WEEK AVAILABLE 16/07/2024**

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Richmond Avenue London N1**

**£795 Per Week**  
**Part-furnished**

 **2 Bedrooms**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Two Bedrooms, - Three Piece Bathroom, - Open Plan Kitchen, - Bi-Fold Doors, - Private Outside Space, - Additional Patio Area, - Character Features, - Freshly Decorated, - Council Tax - Band D

## Council Tax

Council Tax Band D

## Hamptons

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

## The Property

Freshly decorated and offering a fantastic blend of modern finish in a period property. The property comprises; two bedrooms, three piece bathroom, open plan kitchen with generous reception leading to private outside space. Split over two levels, the property also features; wooden flooring and bi-fold doors leading to the large outside space.





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75441

**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		
Band B	81-91		
Band C	69-80		69
Band D	55-68	53	
Band E	39-54		
Band F	21-38		
Band G	1-20		

England & Wales EU Directive 2002/91/EC

