



**BARNSBURY STREET LONDON N1**  
*£1,495 PER WEEK AVAILABLE 11/09/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Barnsbury Street London N1**

**£1,495 Per Week  
Unfurnished**

 **3 Bedrooms**  
 **1 Bathroom**  
 **2 Receptions**

## Features

- Three Double Bedrooms, - One Bathroom, - Dual Reception Room, - Family Kitchen With Open Plan Dining Space, - Additional WC, - Private Garden, - Period Features, - Original Fireplaces, - 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

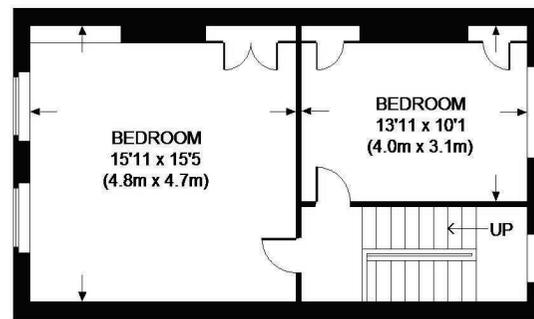
Hamptons are pleased to offer this fabulous mid terrace house in the heart of Barnsbury and is finished to a high specification throughout. The basement level comprises a modern and fully equipped kitchen, dining area and newly built conservatory leading on to a contemporary split level garden space, that is ideal for entertaining. The ground floor offers a spacious double reception room with a depth of over 28 ft, boasting high ceilings and natural light. The first and second floors include three generously proportioned double bedrooms, a wide hallway that allows a convenient study area, as well as an ample sized bathroom, with a stand alone shower, roll top bath tub and classic quality fittings. This is a beautiful property that has been heavily upgraded to benefit from a vast array of new fixtures/fittings whilst retaining it's original features.

## Location

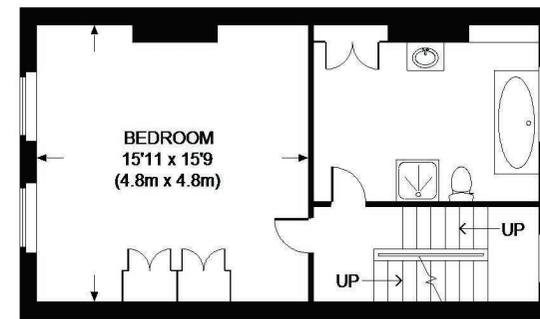
Barnsbury Street is moments from the amenities of Upper Street, with many shops, bars and restaurants available as well as a plethora of local pubs and cafes within easy walking distance. Highbury & Islington Station (Victoria Line, Overground, Silverlink) is within close proximity. Upper Street and Kings Cross are also available for access to Central London.



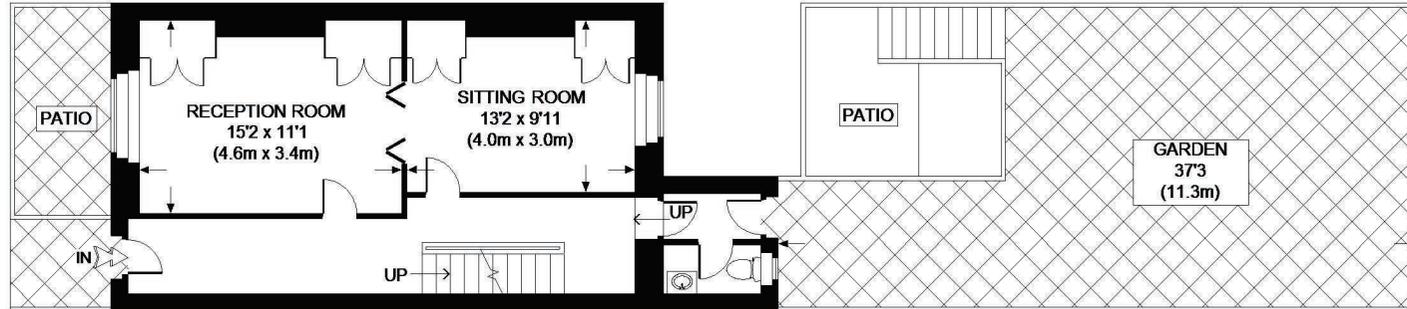
**BARNSBURY STREET**



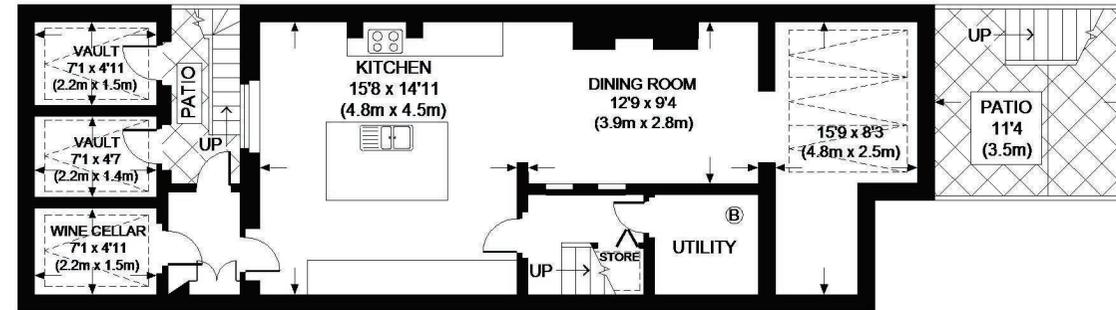
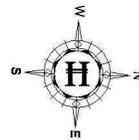
**SECOND FLOOR**



**FIRST FLOOR**



**RAISED GROUND FLOOR**



**LOWER GROUND FLOOR**

 = RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M

**APPROXIMATE GROSS INTERNAL AREA =**

**TOTAL = 2044 SQ. FT. (189.9 SQ. M.)**

**EXTERNAL VAULTS AREA = 71 SQ. FT. 6.6 SQ. M.)**

**This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.**

**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.

