



**NAVARINO ROAD LONDON E8**  
**£1,395 PER WEEK** AVAILABLE 14/09/2024

**Hamptons**


THE HOME EXPERTS



# { THE PARTICULARS

Navarino Road London E8

£1,395 Per Week  
Unfurnished

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

## Features

- Architecturally Designed, - Family Home,  
- Three Bedrooms, - Two Bathrooms, -  
Underfloor Heating (Various Rooms), -  
House of Hackney Blinds, - John Cullen  
Lighting, - MESH Internet System, - Pets  
Permitted, - Council Tax - Band F

## Council Tax

Council Tax Band F

## Hamptons

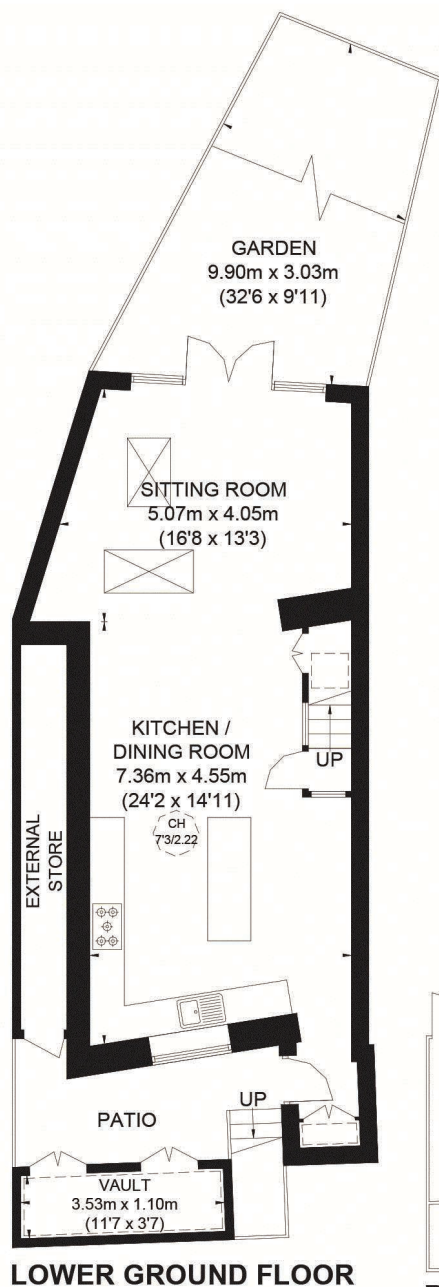
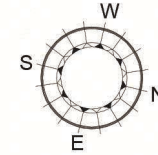
97-99 Upper Street  
Islington, London, N1 0NP  
0207 359 5675  
islingtonlettings@hamptons-int.com  
www.hamptons.co.uk

## The Property

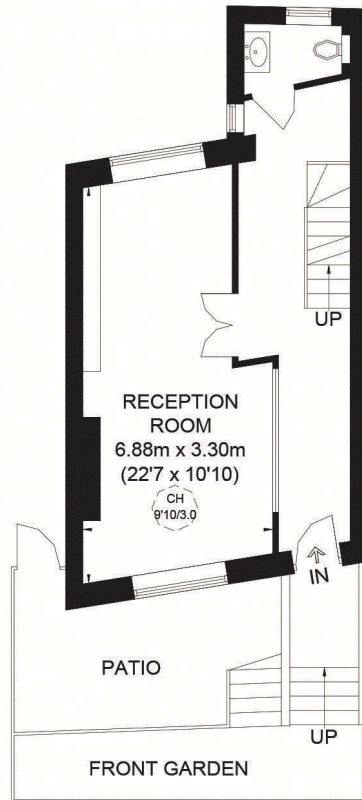
A truly stunning family home set on a quiet residential street and just a short walk from Hackney Downs and Hackney Central Stations accessed via walkway. The property boasts plenty of modern technology and design features and comprises; Three well proportioned bedrooms, all three of which have independently controlled air conditioning and custom made built-in storage. Individually designed bathrooms boasting high end Italian marble units and under-floor heating in both. Double reception which boasts 100 year old French oak flooring and provides access onto a private terrace overlooking the rear of the property. Exceptional Plain English kitchen with Italian marble worktops and fully integrated appliances including Sub Zero Fridge Freezer and Wolf Cooker and Oven. Sitting Room is also on this level, which is under-floor heated as well and provides access to the private garden. Additional features and benefits to this beautiful house are the House of Hackney Blinds in the bedrooms, a lighting system designed by John Cullen and including a RAKO System, Hive to control all heating and underfloor heating where applicable. CCTV and monitored alarm.



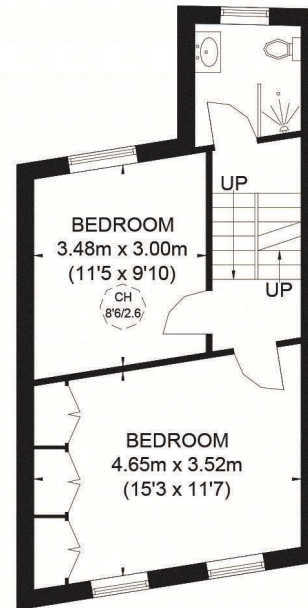
# NAVARINO ROAD



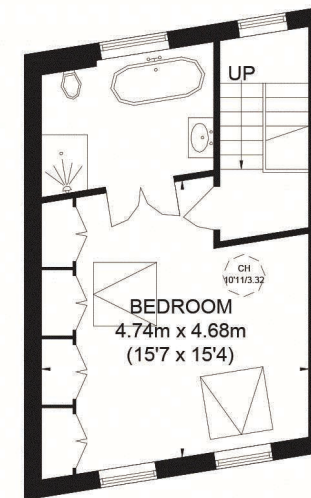
**LOWER GROUND FLOOR**



**RAISED GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
LOWER GROUND FLOOR  
579 SQ. FT. (53.8 SQ. M.)  
RAISED GROUND FLOOR  
392 SQ. FT. (36.4 SQ. M.)  
FIRST FLOOR = 399 SQ. FT. (37.1 SQ. M.)  
SECOND FLOOR = 357 SQ. FT. (33.2 SQ. M.)  
REDUCED HEADROOM  
9 SQ. FT. (0.8 SQ. M.)  
TOTAL = 1736 SQ. FT. (161.3 SQ. M.)

VAULT (REDUCED HEADROOM)  
42 SQ. FT. (3.9 SQ. M.)  
EXTERNAL STORE = 58 SQ. FT. (5.4 SQ. M.)

- = CEILING HEIGHT
- = SKYLIGHT / ROOF WINDOW
- = REDUCED HEADROOM BELOW 1.5M / 5'0"

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. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID707719)

### 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
A			
B			
C			
D			
E		62	
F			
G			
<small>For more information on energy costs</small> <small>For more information on energy costs</small>			
<small>EU Directive</small> <small>2002/91/EC</small>			



