



**GRANDSDEN AVENUE LONDON E8**  
*£2,495 PER MONTH AVAILABLE NOW*

**Hamptons**  
THE HOME EXPERTS



# { THE PARTICULARS

Gransden Avenue London E8

**£2,495 Per Month**  
**Furnished**

 **1 Bedroom**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Double Bedroom, - Wooden Flooring, -  
Open Plan Kitchen, - Spacious Reception  
Room, - Private Balcony, - Modern  
Bathroom, - Concierge, - Close to London  
Fields, - Council Tax - Band C

## Council Tax

Council Tax Band C

## Hamptons

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

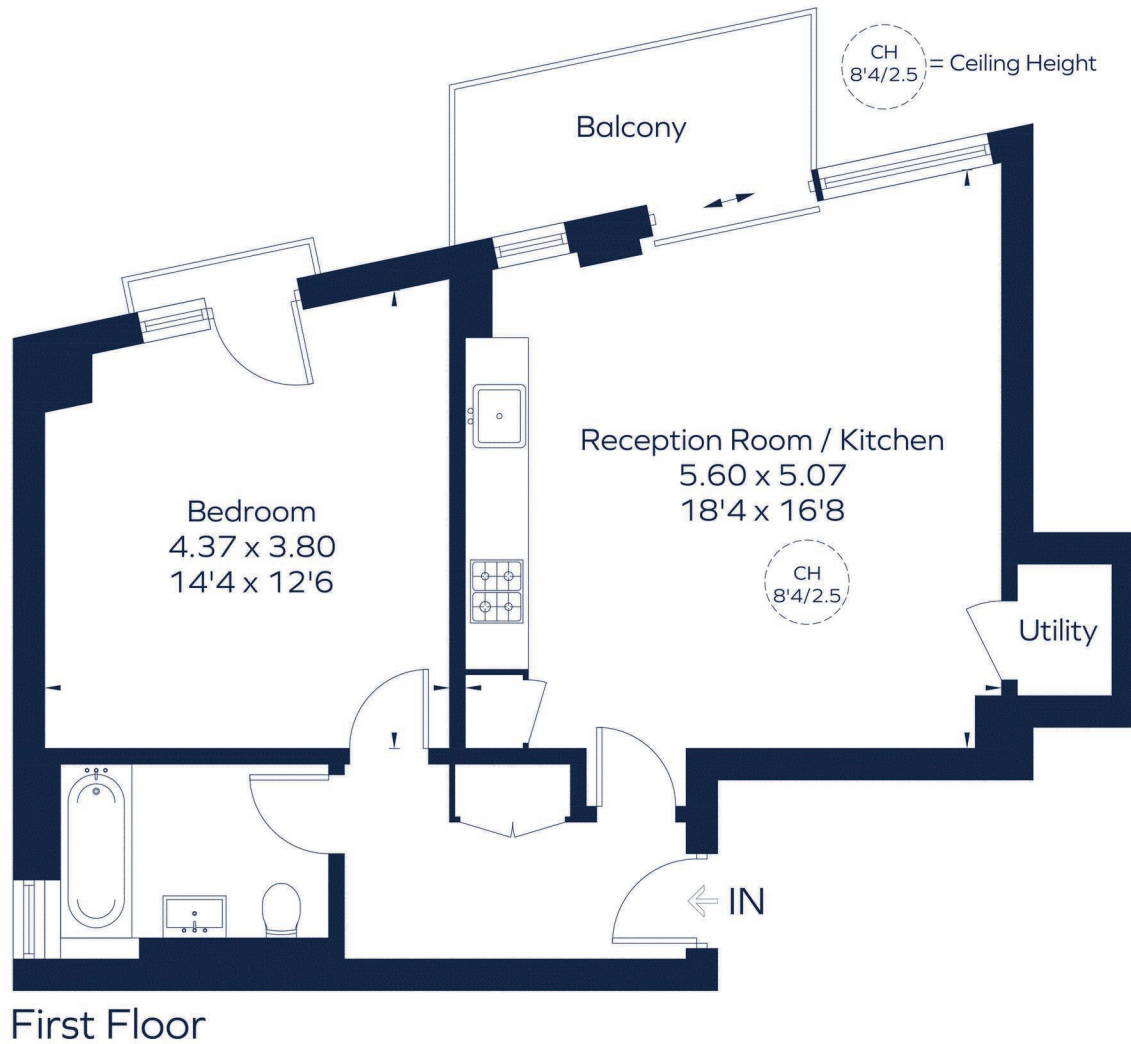
## The Property

Experience the vibrant lifestyle of London Fields with this beautifully furnished apartment, available for rent in the desirable E8 area. This stylish apartment offers modern comforts and convenience, perfect for professionals or couples. Set on the first floor of a secure block with Concierge. Boasting double bedroom, open plan kitchen, generous reception space, three piece bathroom and private balcony. Situated a short walk to Mare Street and the amenities and transport links on offer and also moments away from the ever popular London Fields.



# GRANDSEN AVENUE

Approximate Gross Internal Area  
598 sq. ft. (55.6 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 1102678

## 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	82	82
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
<small>For more efficient, higher rating costs</small> <small>EU Directive 2002/91/EC</small>		<small>England &amp; Wales</small>	



