



FLORENCE STREET LONDON N1
£750 PER WEEK AVAILABLE 13/12/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Florence Street London N1

**£750 Per Week
Furnished**

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

Features

- Two Double Bedrooms, - One Bathroom, - Large Reception, - Separate Kitchen, - Period Features, - Sash Windows, - Offered Furnished, - Moments From The Popular Location Of Upper Street, Angel, - Council Tax - Band D

Council Tax

Council Tax Band D

Hamptons

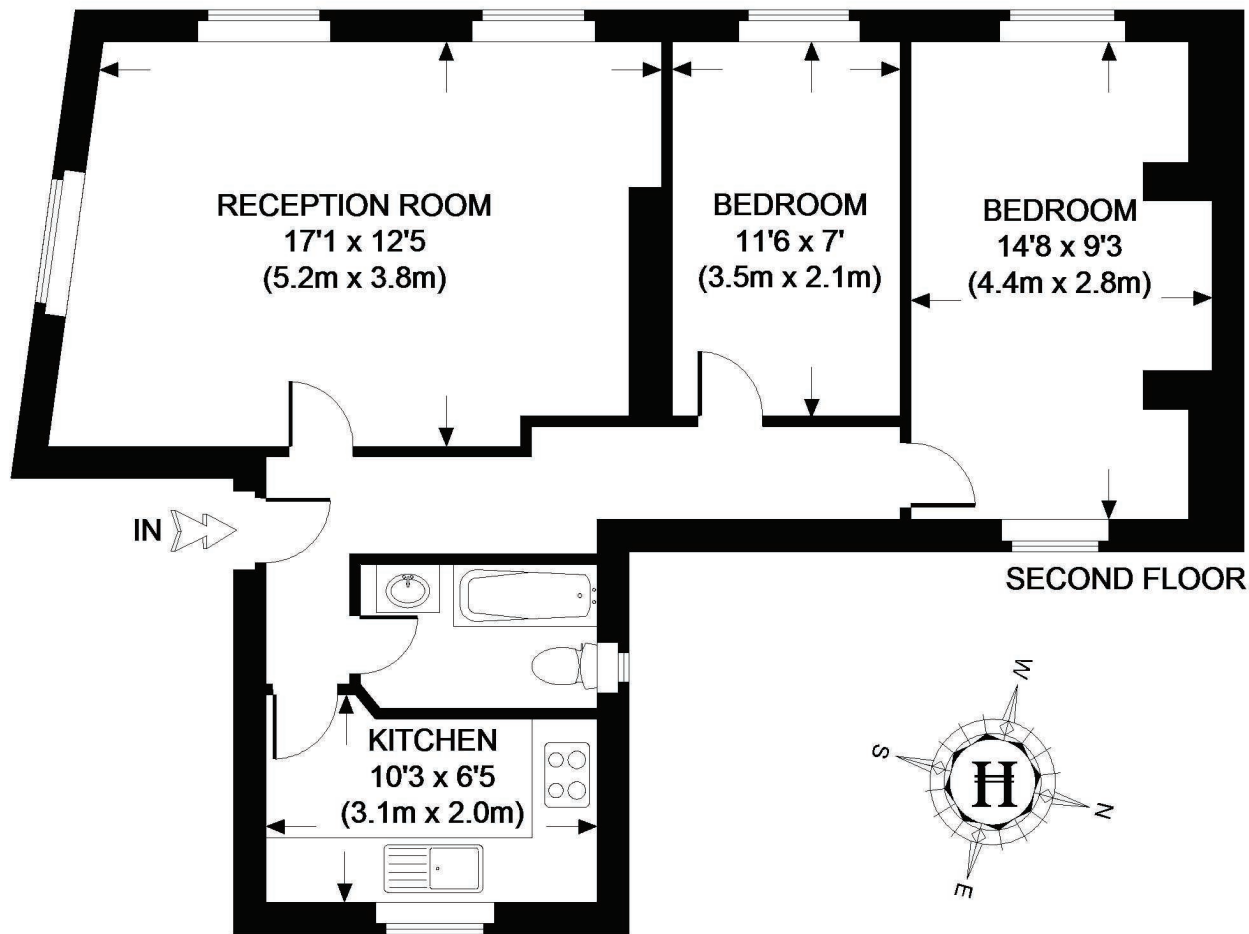
97-99 Upper Street
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The Property

A two bedroom apartment with period features located moments from Upper Street, Angel. The apartment comprising two double bedrooms, spacious living room with sash windows and feature fireplace, modern kitchen with granite worktops and separate bathroom with shower. Located above shops in this popular street close to the bars and restaurants of Upper Street and benefiting from modern fittings and natural light throughout.



FLORENCE STREET



**APPROXIMATE GROSS INTERNAL AREA =
TOTAL = 610 SQ. FT. (56.7 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.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (low energy costs)	A		
Energy Efficient	B		
Decent	C		
Needs Improvement	D		
Some Energy Saving Potential	E	62	
Low Energy Saving Potential	F		
Very Low Energy Saving Potential	G		
			78

England & Wales EU Directive 2002/91/EC



Awaiting Photograph

Awaiting Photograph