



KING HENRYS WALK LONDON N1
£475 PER WEEK AVAILABLE 06/12/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

King Henrys Walk London N1

**£475 Per Week
Furnished**

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

Features

- Double Bedroom, - Open Plan Living, - Great Storage, - Sash Windows, - Dual Aspect, - Recently updated, - Underfloor Heating in Bathroom, - Separate Storage Cupboard, - Council Tax - Band C

Council Tax

Council Tax Band C

Hamptons

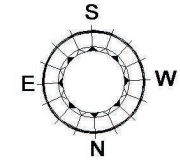
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The Property

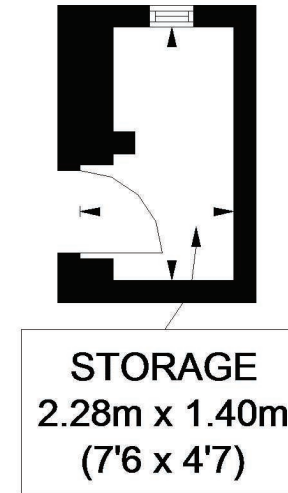
A beautifully presented flat on the second floor of a characterful 1860's converted pub. The property is accessed via a communal hallway and stairwell which has been recently refurbished and the flat has been upgraded with new double glazed sash windows, fitted wardrobes in the bedroom and three-piece bathroom including underfloor heating. The open-plan kitchen lets in copious amounts of natural light via the dual aspect windows and also boasts some clever storage. There is also an extremely useful cupboard belonging to the flat accessed separately from the communal stairwell. The property is perfectly located near the popular Newington Green and Dalston Kingsland or Dalston Junction Overground Stations. Also benefits from a short walk to numerous shops, restaurants and cafe's.



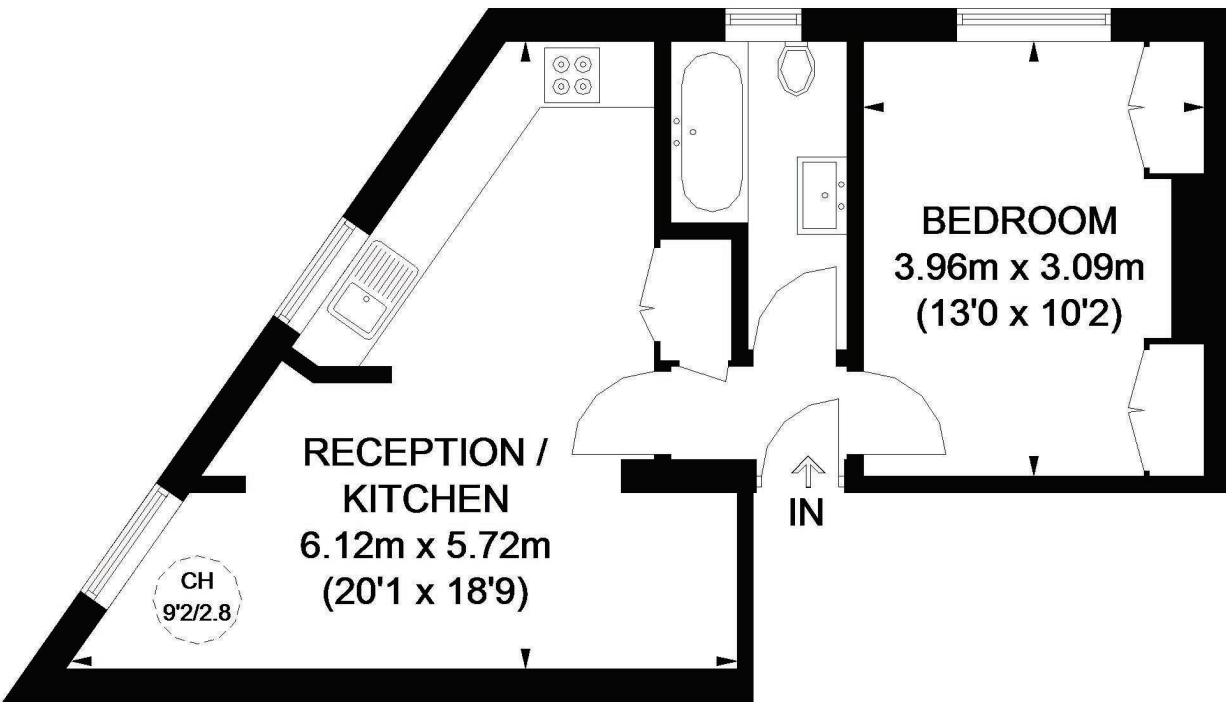
RADNOR VILLAS



APPROXIMATE GROSS INTERNAL AREA
 432 SQ. FT. (40.1 SQ. M.)
 STORAGE = 34 SQ. FT. (3.2 SQ. M.)
 TOTAL = 466 SQ. FT. (43.3 SQ. M.)



STORAGE
 2.28m x 1.40m
 (7'6" x 4'7")



RECEPTION /
 KITCHEN
 6.12m x 5.72m
 (20'1" x 18'9")

BEDROOM
 3.96m x 3.09m
 (13'0" x 10'2")

CH
 9'2"/2.8

IN

SECOND FLOOR

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.

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.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68	76	78
Band E	39-54		
Band F	13-38		
Band G	1-12		

England & Wales EU Directive 2002/91/EC

