



ESTHER ANNE PLACE LONDON N1
£1,295 PER WEEK AVAILABLE 16/11/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Esther Anne Place London N1

**£1,295 Per Week
Furnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Two Double Bedrooms, - Built-In Storage,
- Two Bathrooms, - Open Plan Kitchen, -
- Under-floor Heating, - Concierge, - Most
- Sought After Development, - High Ceilings,
- Parking Available By Separate
- Negotiation, - Council Tax - Band F

Council Tax

Council Tax Band F

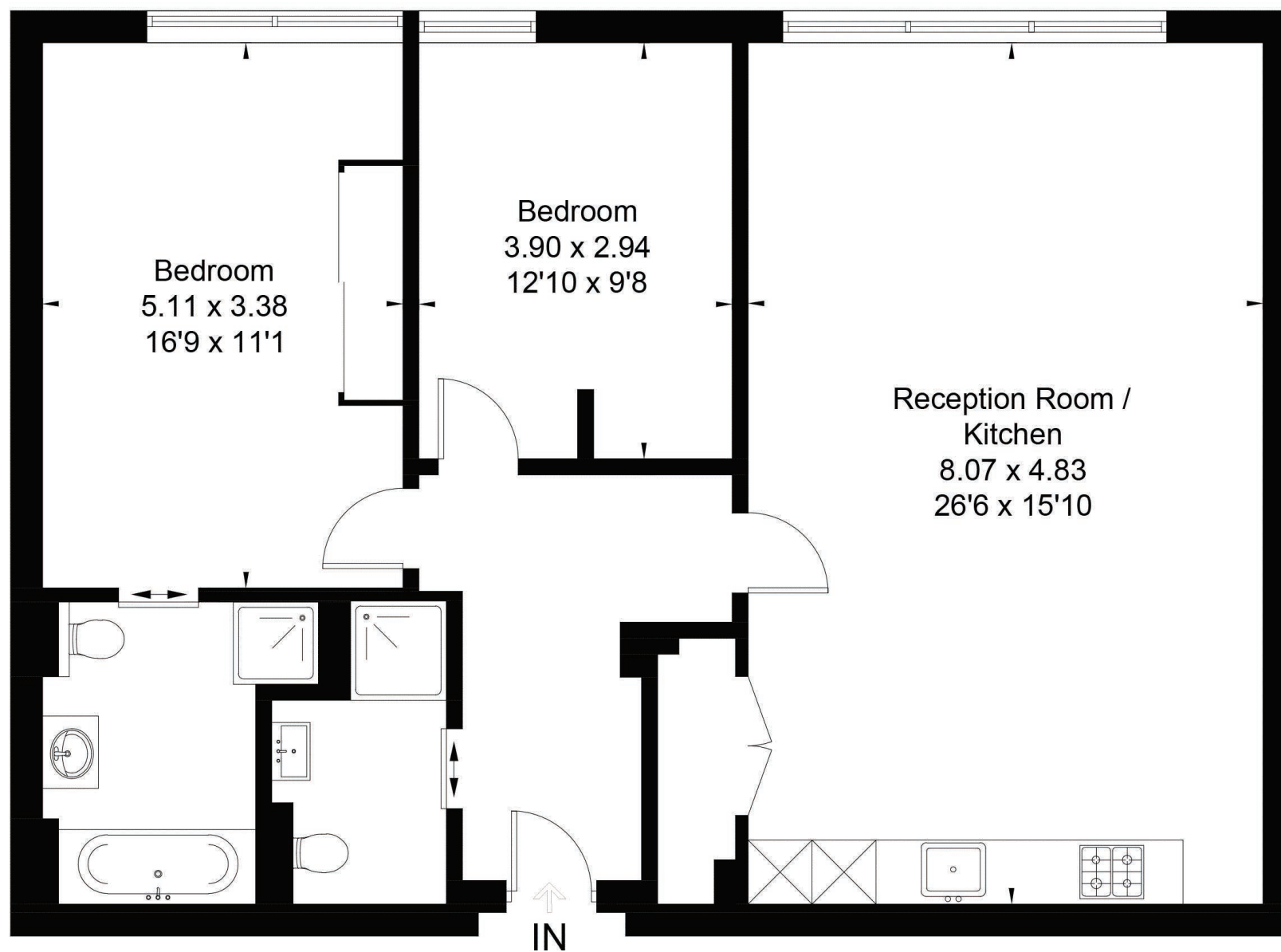
Hamptons

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The Property

Set within the brand new Islington Square development, this luxurious apartment boasts large lateral space with high ceilings, under-floor heating and high end fixtures and fittings. The property comprises of two double bedrooms, two bathrooms, open plan kitchen/reception room. Additionally benefits from high ceilings, under-floor heating throughout and concierge with secure access. Esther Anne Place is located moments from the bars, restaurants and amenities of vibrant Upper Street and is within close proximity to both Angel and Highbury & Islington Underground stations.





Approximate Area
92.0 sq m / 990 sq ft

Surveyed and drawn in accordance
with the International Property
Measurement Standards
(IPMS 2: Residential)
fourwalls-group.com 264217

Fourth 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.

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	76	76
55-68	D		
49-54	E		
45-48	F		
35-44	G		

EU Directive 2002/91/EC
England & Wales

