



DE BEAUVOIR ROAD LONDON N1
£1,350 PER WEEK AVAILABLE 16/11/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

De Beauvoir Road London N1

£1,350 Per Week
Part-furnished

 **4 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Four Double Bedrooms, - Dual Reception,
- Open Plan Kitchen With Dining Space, -
- Two Bathrooms, - Private Garden, - Period
- Features, - Wooden Floors, - Natural Light,
- Offered Unfurnished/Part Furnished, -
- Council Tax - Band G

Council Tax

Council Tax Band G

Hamptons

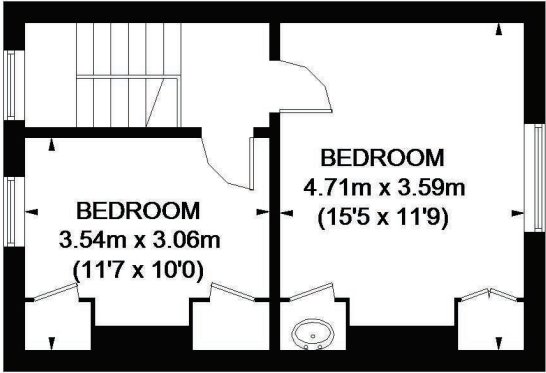
97-99 Upper Street
Islington, London, N1 ONP
0207 359 5675
islingtonlettings@hamptons-int.com
www.hamptons.co.uk

The Property

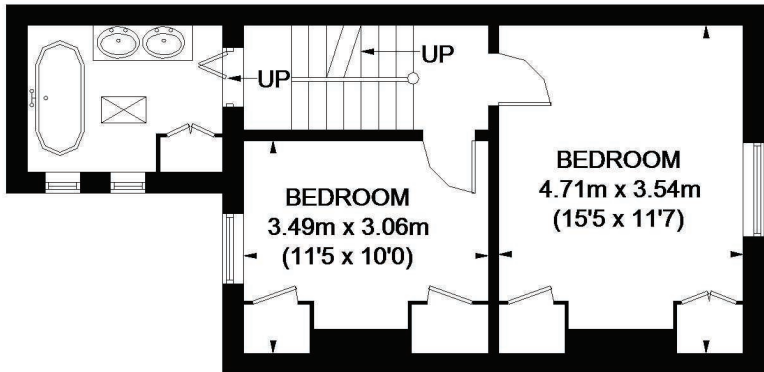
Hamptons are delighted to present this four bedroom house with private garden on a sought after street in the heart of De Beauvoir. The property comprises of four double bedrooms, two bathrooms, a dual reception room, a large family kitchen with dining space and a private garden. The property further benefits from wooden floors, period features and additional storage space. The property sits in heart of De Beauvoir within close proximity to both Old Street Underground Station and Haggerston Overground Station, along with the bars, restaurants and amenities of Southgate Road and Upper Street, Angel.



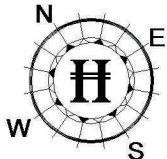
DE BEAUVOIR ROAD



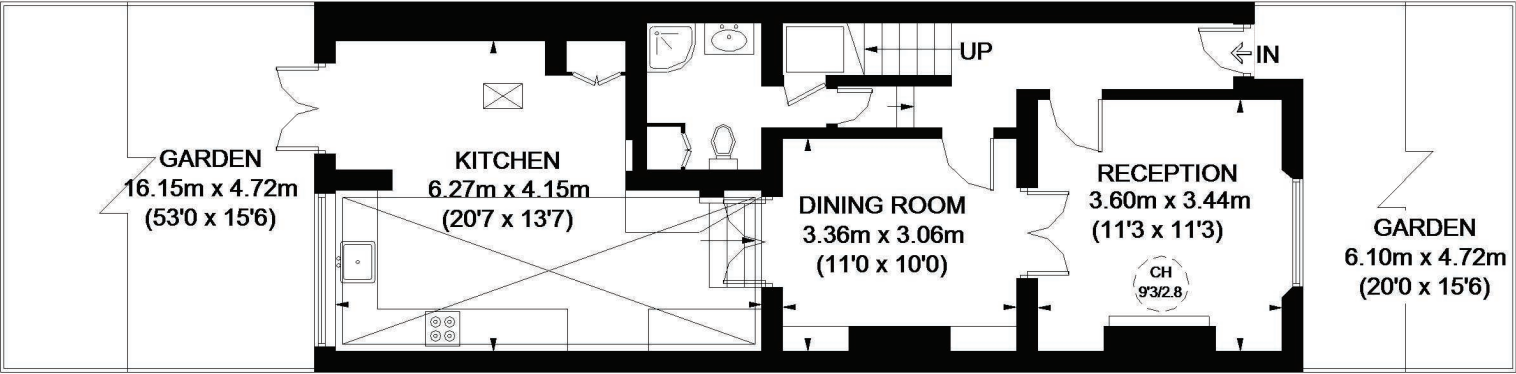
SECOND FLOOR



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA
 (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 665 SQ. FT. (61.8 SQ. M.)
 FIRST FLOOR = 432 SQ. FT. (40.1 SQ. M.)
 SECOND FLOOR = 362 SQ. FT. (33.6 SQ. M.)
 REDUCED HEADROOM
 5 SQ. FT. (0.5 SQ. M.)
 TOTAL = 1464 SQ. FT. (136 SQ. M.)



GROUND FLOOR

 = 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 Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID211825)

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.

