



LEWIS CUBITT WALK LONDON N1C
£5,900 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Lewis Cubitt Walk London N1C

£5,900 Per Month
Unfurnished

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

Features

- Three Bedrooms, - Two Bathrooms, - Open Plan Living, - Concierge (7am to 7pm), - Comfort Cooling, - Underfloor Heating, - Private Balcony, - Communal Terrace, - Views Over Lewis Cubitt Park, - Council Tax - Band E

Council Tax

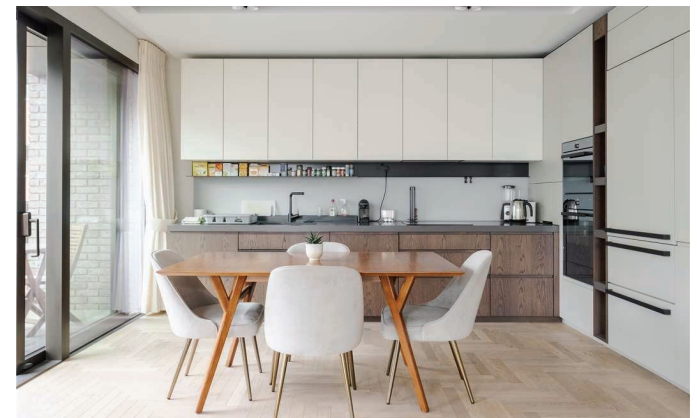
Council Tax Band E

Hamptons

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The Property

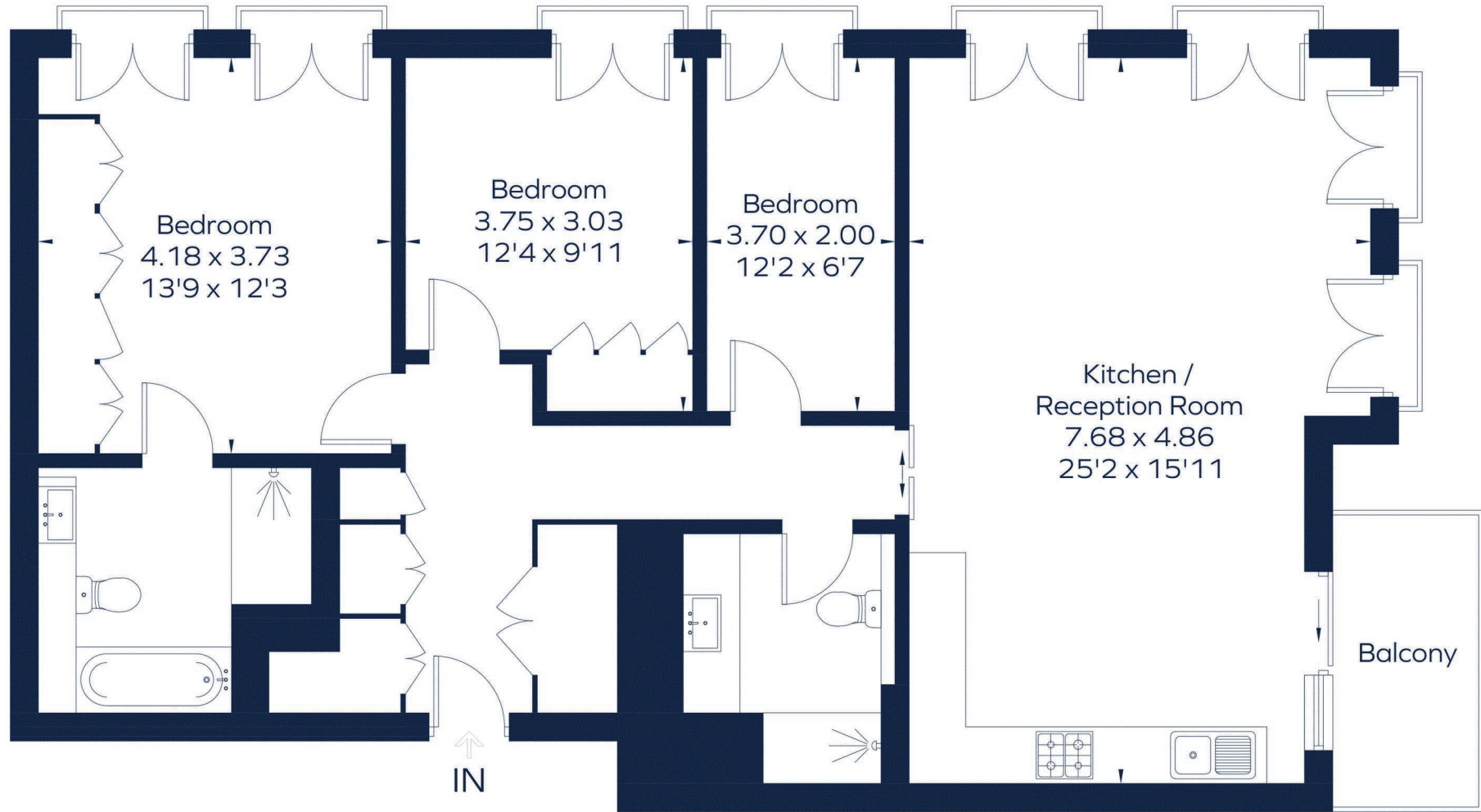
Spectacular three bedroom apartment with two bathrooms and boasting views over Lewis Cubitt Park and Coal Drops Yard. The property comprises; two double bedrooms, additional bedroom that can be used as an office or study space. The principal bedroom also benefits from en-suite bathroom. Family bathroom off of the main hallway leading to large open plan kitchen and reception room. Features include underfloor heating throughout, climate cooling and wooden flooring throughout. Additionally benefits from private balcony, communal terrace and on site concierge.



FENMAN HOUSE

Approximate Gross Internal Area

1086 sq. ft. (100.9 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 1141991

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
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency Rating: 97 (Current) / 97 (Potential)

England & Wales EU Directive 2002/91/EC

