



{ NEW NORTH ROAD LONDON N1
£3,100 PER MONTH AVAILABLE 30/06/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

New North Road London N1

£3,100 Per Month
Part-furnished

 3 Bedrooms
 2 Bathrooms
 2 Receptions

Features

- Four Bedrooms (Three Doubles), - Two Bathrooms, - Eat In Kitchen, - Large Reception Room, - Two Private Outside Spaces, - Easy Access To The City, - Suitable For Three Professional Sharers, - Council Tax - Band D

Council Tax

Council Tax Band D

Hamptons
97-99 Upper Street
Islington, London, N1 0NP
0207 359 5675
islingtonlettings@hamptons-int.com
www.hamptons.co.uk

The Property

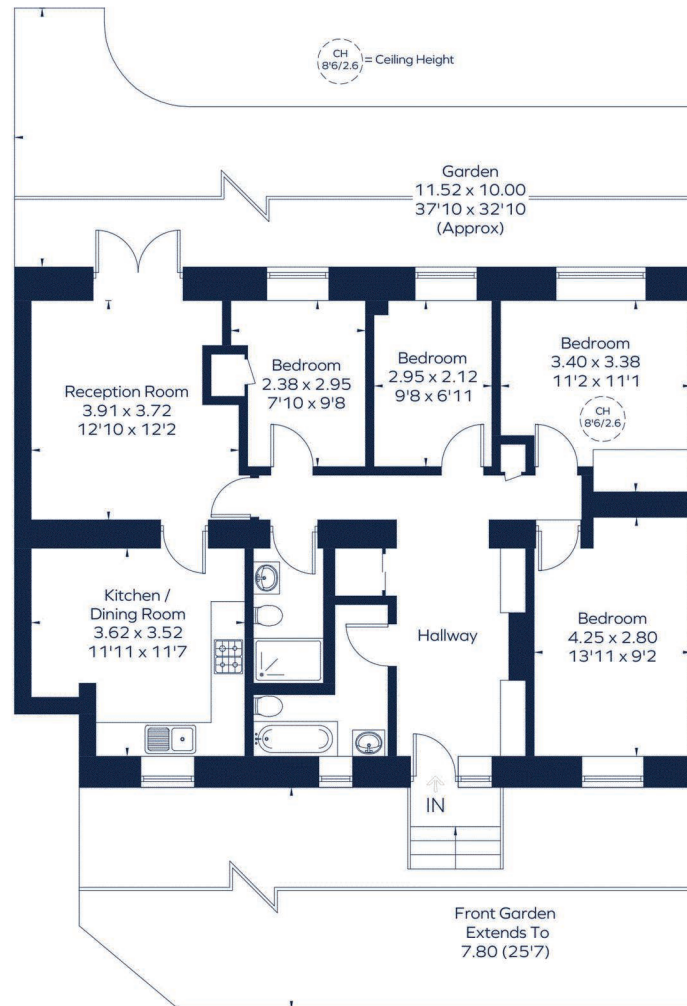
****The property has a HMO Licence that allows three professional sharers only - not four**** Well proportioned three double bedroom flat with private outside space to the front and rear of the property. Boasts two modern bathrooms, eat in kitchen, spacious reception room and an additional study room. The property is located close to Essex Road and Old Street underground station, and is within walking distance of the City and Liverpool Street.



NEW NORTH ROAD

Approximate Gross Internal Area

1021 sq. ft. (94.9 sq. m.)



Ground Floor

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.
IDB14281

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

EPC Pending

England & Wales

EU Directive
2002/91/EC

