



{ NOEL ROAD LONDON N1  
£535 PER WEEK AVAILABLE 30/07/2025

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Noel Road London N1

£535 Per Week  
Furnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

## Features

- One Double Bedroom, - Three Piece Bathroom, - Separate Reception, - Dining/Study Area, - Fully Fitted Kitchen, - High Ceilings, - Naturally Light, - Sought After Residential Street, - Offered Furnished, - 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](mailto:islingtonlettings@hamptons-int.com)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

# { NEWLY DECORATED ONE BEDROOM PERIOD CONVERSION.

## The Property

A well located, spacious and character filled one bedroom apartment benefiting from recent redecoration. Set on the raised ground floor of this charming house, offering a wealth of original features and contemporary décor. The property offers a well proportion bedroom on the front of the house, fully equipped bathroom (with shower function) and lovely reception room that leads on to a dining (or study) area, followed by a separate kitchen.

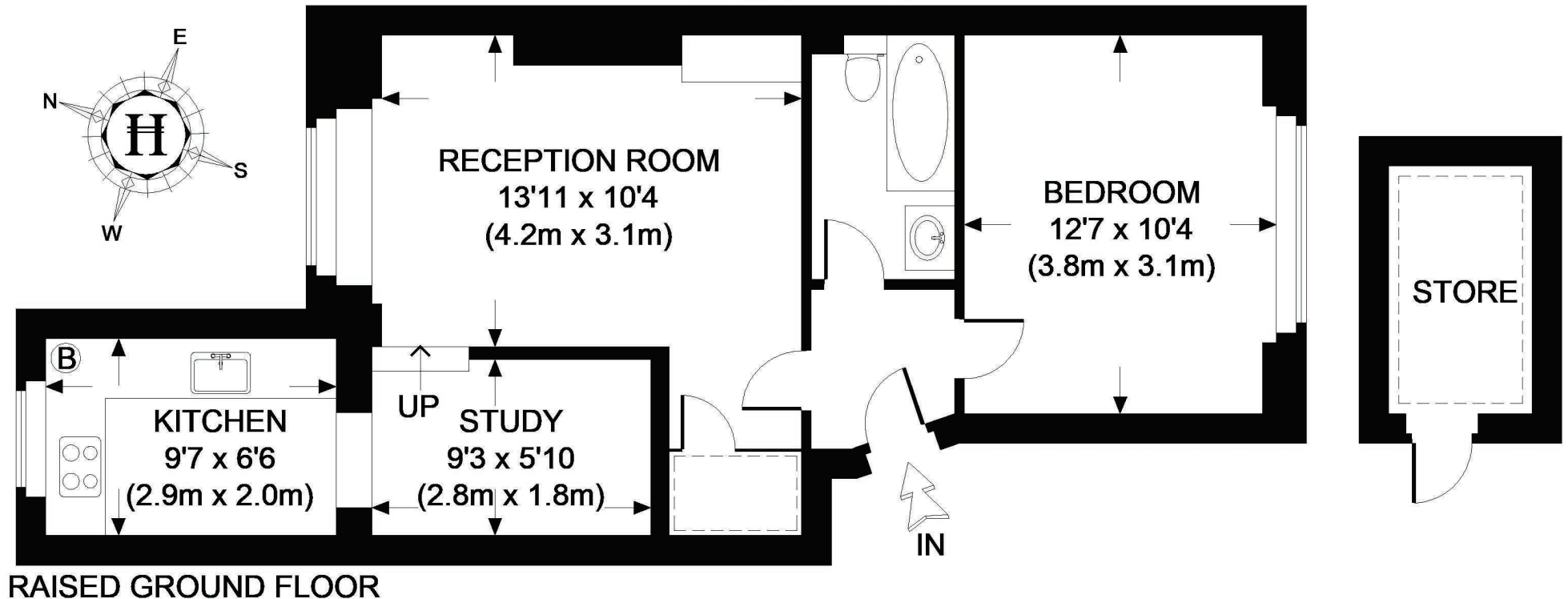
## Location

Noel Road is conveniently located for the shops, bars, restaurants and transport links of Angel/Upper Street and Old Street/City Road.





# NOEL ROAD



 = RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M.

**APPROXIMATE GROSS INTERNAL AREA (EXCLUDING SHED) =  
TOTAL = 487 SQ. FT. (45.2 SQ. M.)**

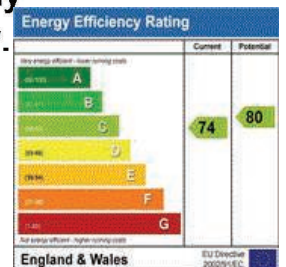
**REDUCED HEIGHT AREA = 12 SQ.FT. (1.1 SQ. M.)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & 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.

## 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.





Awaiting Photograph

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