



{ ARLINGTON SQUARE LONDON N1
£1,750 PER WEEK AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Arlington Square London N1

£1,750 Per Week
Furnished

 3 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Mid Terrace House In The Heart Of Islington, - Three Double Bedrooms, - Two Bathrooms, - Dual Reception With Period Features, - Family Kitchen With Central Island, - Separate Dining Space, - Private Garden, - Sough After Residential Square, -

Offered Furnished With Some Flexibility, -
Council Tax - Band F

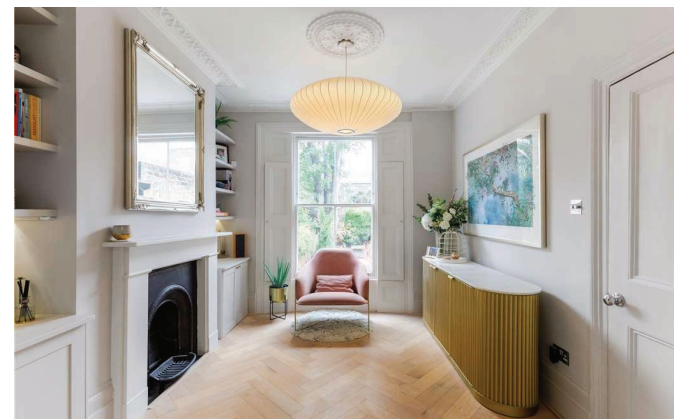
Council Tax

Council Tax Band F

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

The Property

Set in the heart of Islington on the highly sought-after Arlington Square, Hamptons is pleased to present this beautifully presented three-bedroom house, perfectly blending modern living with period charm. The property comprises three double bedrooms, a spacious marble-tiled family bathroom and an additional limestone shower room. The dual reception rooms boast high ceilings and period features, including two striking fireplaces, original cornicing, window shutters and elegant wooden flooring throughout the living areas. The open-plan bespoke kitchen, complete with a marble-topped central island, flows seamlessly into a separate dining area that opens onto a sizeable private patio and landscaped garden—ideal for entertaining outdoors. Arlington Square enjoys a prime location with an award-winning communal garden square landscaped and maintained by the local community (Arlington Association), just moments from Angel Underground station and with excellent bus connections to Shoreditch, the City, and beyond. Residents benefit from close proximity to the vibrant bars, restaurants, and amenities of Upper Street, as well as scenic walks along the nearby Regent's Canal footpath.



Approximate Floor Area = 151.8 sq m / 1634 sq ft
 Vault = 9.8 sq m / 105 sq ft
 Total = 161.6 sq m / 1739 sq ft



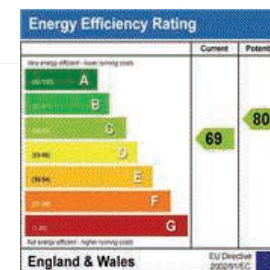
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99710

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.





ESTABLISHED 1995
THE HOME EXPERTS