



{ Highbury Terrace London N5  
£4,950 PER MONTH AVAILABLE NOW

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS }

Highbury Terrace London N5

£4,950 Per Month  
Furnished

- 🛏 2 Bedrooms
- 🛁 1 Bathroom
- 🏢 1 Reception

## Features

- One Double Bedroom, - Additional Occasional Bedroom/Office, - Bright Reception With High Ceilings, - Fully Equipped Kitchen, - Modern Bathroom With Walk In Shower, - Fully Furnished, - High Specification Throughout, - Communal Garden, - Sought After Location Overlooking Highbury Fields, - Council Tax - Band E

## Council Tax

Council tax band not specified

Hamptons  
97-99 Upper Street  
Islington, London, N1 0NP  
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## { A CONTEMPORARY PERIOD CONVERSION ON Highbury Fields }

### The Property

\*\*\*AVAILABLE FOR UP TO THREE MONTHS\*\*\* A beautifully presented two bedroom apartment in a sought after location overlooking Highbury Fields. Finished to a high standard throughout, the property comprises one main bedroom, a reception with sliding double doors to an additional office space or occasional bedroom, a fully equipped kitchen and a modern bathroom with walk in shower. The apartment is located in close proximity to Highbury & Islington tube station offering quick access in to central London, and is near by to the cafe, bars and restaurants of Highbury Barn and Upper Street.



## Highbury Terrace

Approximate Gross Internal Area (excluding reduced headroom)

First floor = 655 sq. ft. (60.8 sq. m.)

Reduced headroom / storage = 20 sq. ft. (1.9 sq. m.)

Total = 675 sq. ft. (62.7 sq. m.)



= Reduced head height below 1.5m

CH  
9'10/3.0 = Ceiling Height

## First Floor

Drawn for illustration and identification purposes only.

ID 1258802

### For Clarification

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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.



