



Upper Street  
London, N1 2XG

£2,500 PCM

Elms Estates are delighted to bring to the market To Let this two double bedroom ground floor apartment set within Tyndale Mansions which is a beautiful Red Brick Period Mansion Block built in 1926 around a delightful central green.

Tyndale Mansions is fantastically located directly off of the vibrant and ever popular Upper Street and you will enjoy easy access to all of the Restaurants, Bars, Shops, Markets, Gyms and Parks this Exciting Area has on offer. With Highbury & Islington (Victoria Line & Overground) Station on your doorstep and Angel (Northern Line) Station a short walk away the whole of London is easily accessible.

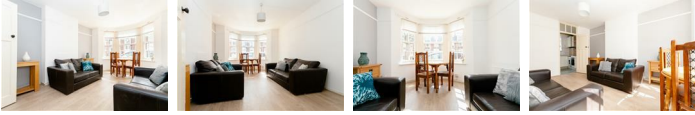
Internally the property has two good size bedrooms, Spacious reception, Kitchen and shower room with separate w/c.

Tyndale Mansions is available from 17 August 2024



## Reception Room

17'4" x 11'9" (5.30 x 3.60)



## Kitchen

7'6" x 5'10" (2.30 x 1.80)



## Bedroom One

12'5" x 11'9" (3.80 x 3.60)



## Bedroom Two

11'1" x 7'10" (3.40 x 2.40)



## Shower Room

## Material Information

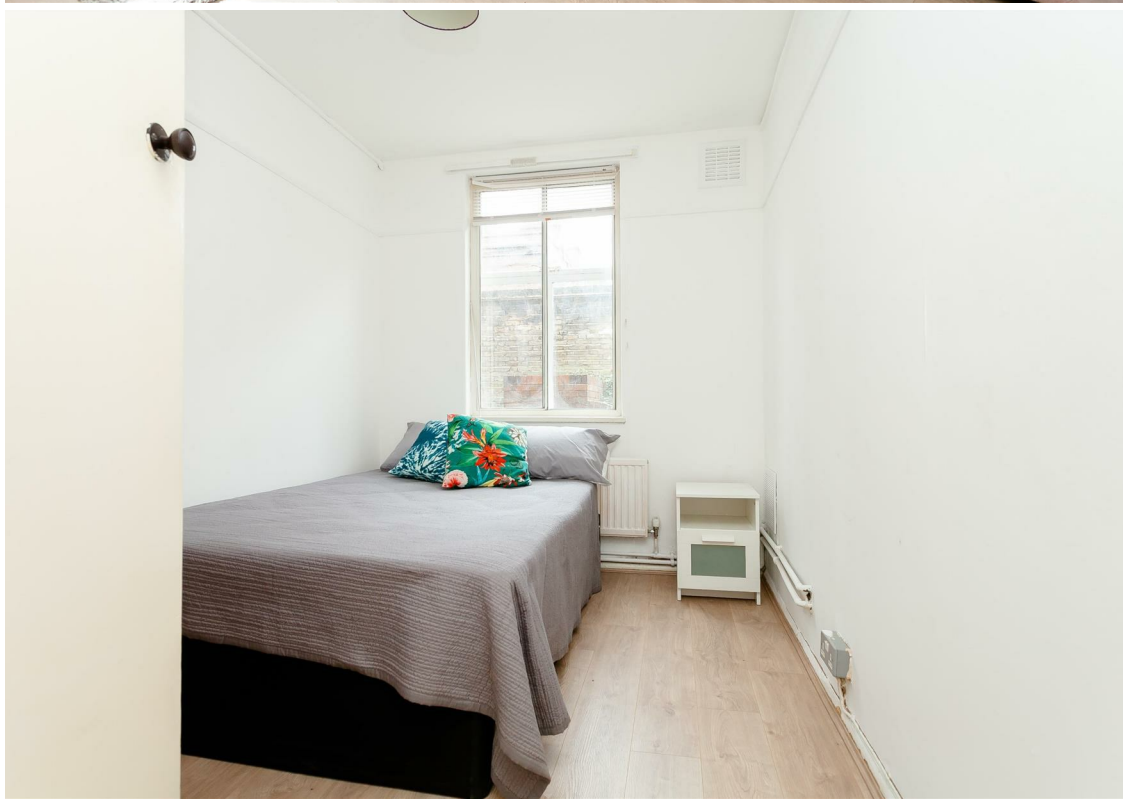
Deposit: £2,884.61

Length Of Tenancy: One Year

Council Tax Band: D



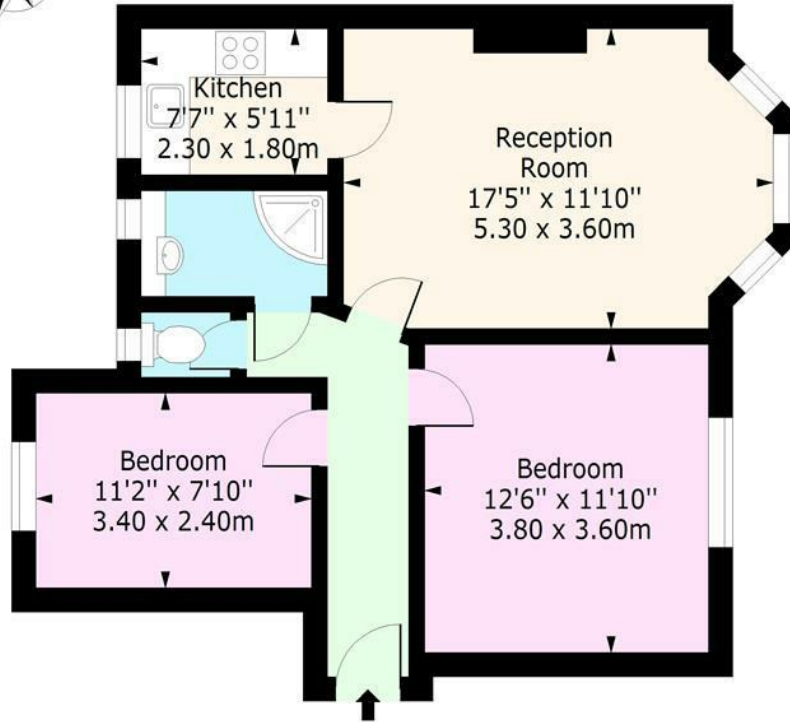
## Seperate W/C





# Tyndale Mansions, N1

Approx. Gross Internal Area 615 Sq Ft - 57.13 Sq M

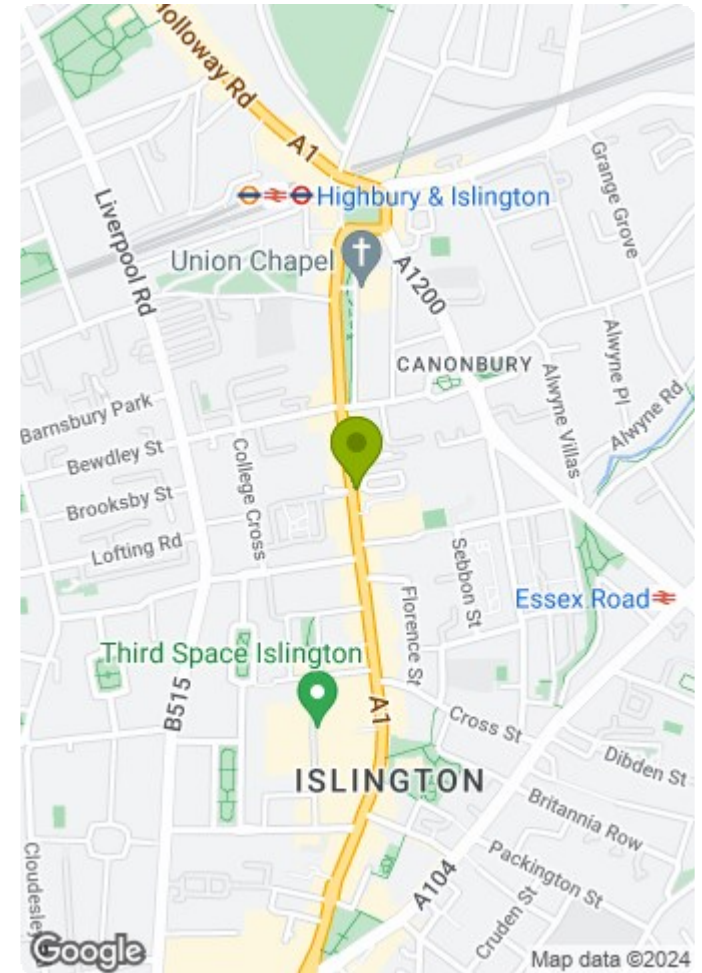


## Ground Floor

Floor Area 615 Sq Ft - 57.13 Sq M

For Illustration Purposes Only - Not To Scale

www.lpaplus.com



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 66                      | 79        |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |