



Rawstorne Street, London EC1V

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This stunning fully renovated three-bedroom house with a beautiful garden is a must-see for anyone looking for a spacious and modern home in the heart of Angel.

Upon entering the property, you will find a well-designed open plan kitchen and dining area on the ground floor, providing a great area for entertaining guests and hosting family dinners. The kitchen is fully equipped with modern appliances including a gas hob.

The lower ground floor of the property features a spacious and inviting reception room, perfect for relaxing with family. It also offers an ample amount of storage to the vault and boasts natural light through a cleverly designed door leading to the garden.

On the first floor of the property, you will find the luxurious master bedroom and main bathroom. The master bedroom is generously sized and features charming sash windows and shutters. Providing plenty of natural light and subsequently creating a bright and airy feel. The main bathroom is fitted with a Jack and Jill sink, separate shower and bathtub.

The top floor of the property features two additional bedrooms, ideal for use as children's rooms, guest rooms or an office space. The lower ground floor also features a convenient WC, providing added convenience and practicality.

One of the standout features of this property is the beautiful garden, providing a peaceful oasis in the heart of the city. This is the perfect space for enjoying warm summer evenings, hosting barbecues, or simply relaxing with a good book. Overall, this three-bedroom house is the perfect choice for those seeking a modern and spacious home with plenty of outdoor space in a trendy and vibrant location.

**Guide price:** £5,250 per calendar month

**Furniture:** Available furnished

**Minimum length of tenancy:** 12 months

**Deposit:** £7,269.23

**Local authority:** London Borough of Islington

**Council tax band:** F



# Location

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Rawstorne Street is a charming residential street located in the N1 postal district of London. It is situated in the Borough of Islington, which is known for its trendy shops, cafes, restaurants, and nightlife. The street itself is relatively quiet and peaceful, with a mix of Victorian and Edwardian terraced houses lining the pavement, adding to the street's quaint and welcoming atmosphere.

Rawstorne Street is conveniently located just a short walk from several popular attractions in Islington, including the vibrant Upper Street, which is home to a variety of restaurants, bars, and shops. Additionally, the street is close to a number of parks, such as the Rosemary Gardens and Islington Green, providing residents with ample opportunities for outdoor recreation.

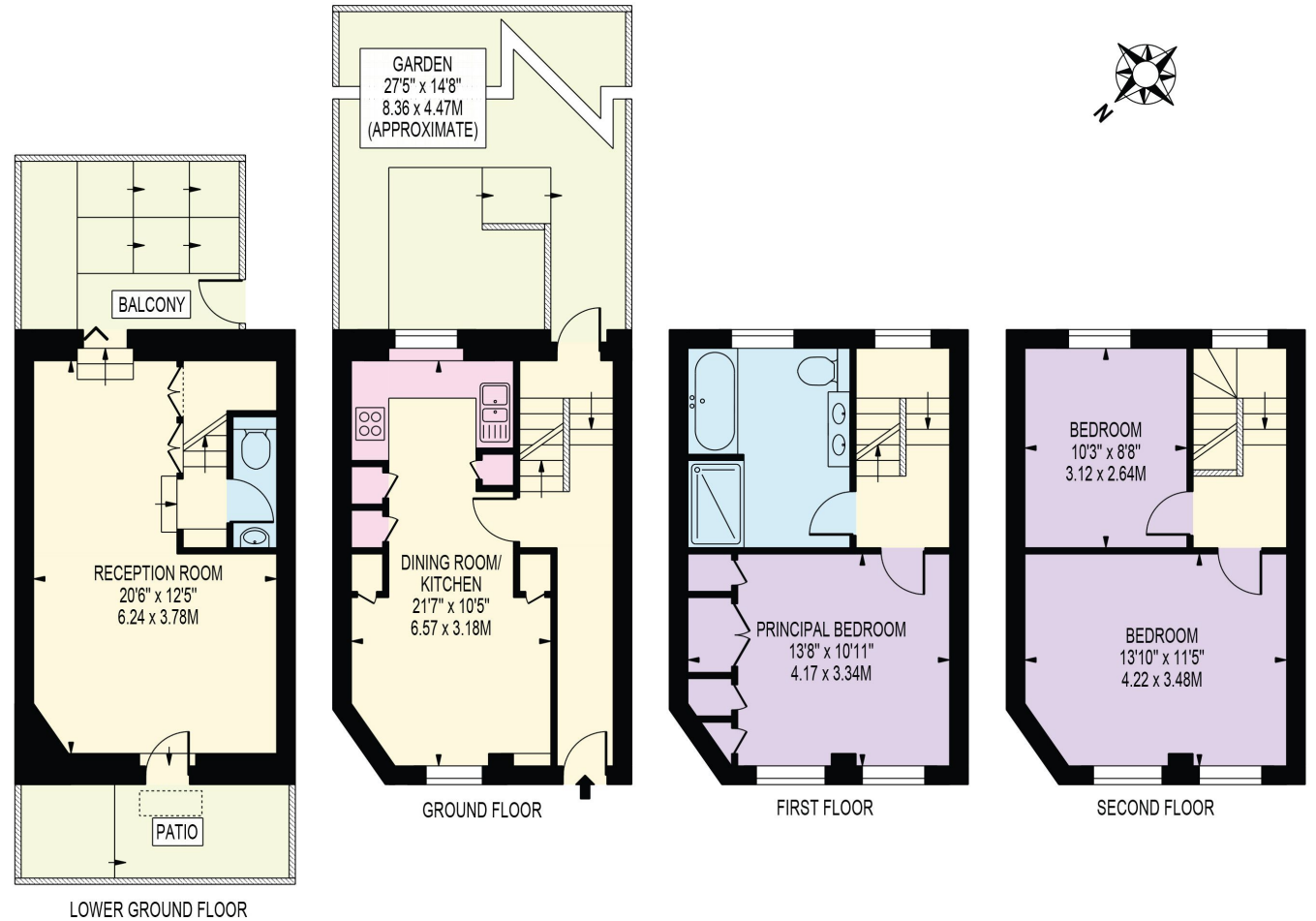
Transportation in the area is also excellent, with several bus routes passing through nearby Essex Road and Angel Underground Station a short distance away, providing easy access to other parts of the city. Overall, Rawstorne Street is an excellent location for those seeking a peaceful and welcoming residential area within close proximity to the city's many attractions.





**Approximate Gross Internal Floor Area  
107.24 sq m / 1154 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
Islington  
321-322  
Upper Street  
London N1 2XQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Michal Bocian, MARLA**  
+44 20 3657 7346  
[michal.bocian@knightfrank.com](mailto:michal.bocian@knightfrank.com)



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