



Napier Terrace, London **NI**



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This stunning and spacious terraced house is the perfect family home, offering an impressive 3 bedrooms and 2 bathrooms, and comes fully furnished for a hassle-free move. The property boasts contemporary features throughout and a well-proportioned layout that makes it both practical and comfortable.

On the ground floor, you will find a welcoming entrance hall, leading to a bright and spacious dining room, perfect for hosting family meals and entertaining guests. The fully equipped kitchen is adjacent to the dining room, fitted with modern appliances and plenty of storage space. The ground floor also offers a private garden, providing a perfect space for outdoor dining and relaxation.

On the second floor, you will find three well-appointed bedrooms, with an ample amount of natural light. The master bedroom features an en-suite bathroom with a separate roll-top bath tub and shower. The shower can be divided into a second bathroom serving purpose for the other two bedrooms.

The top floor of the property boasts a spacious reception room, which leads out to a fantastic roof terrace, providing a perfect space for enjoying the beautiful sunset and views of the surrounding area.

The unique selling point of this property is the garage, which allows for off-street parking and fantastic storage space. This is a highly sought-after feature in London, where parking is at a premium.

With its prime location, contemporary features, and convenient off-street parking, this large 3 bed, 2 bathroom furnished end-of-terrace house with a garden is the perfect family home.

Guide price: £5,000 per calendar month

Furniture: Available furnished/unfurnished

Minimum length of tenancy: 12 months

Deposit: £6,923.07

Local authority: London Borough of Islington

Council tax band: G



Location

Napier Terrace is a charming residential street nestled in the bustling London Borough of Islington, in the N1 postal district of London, United Kingdom. This sought-after location is a hub of activity, offering a plethora of local amenities and conveniences.

Residents of Napier Terrace enjoy easy access to a wide range of shops, restaurants, cafes, and pubs, all within walking distance. For those looking for a more boutique shopping experience, Upper Street and Camden Passage are nearby, where you can find an array of independent stores selling everything from vintage clothing to unique homeware.

Foodies will be spoiled for choice with the vast array of eateries in the area. There is an abundance of cafes and restaurants serving cuisines from around the world, ranging from Japanese sushi to Italian pasta, and everything in between. The street food market at Whitecross Street is also a popular destination, offering a vibrant selection of international cuisine.

In addition to the numerous dining options, Napier Terrace is also well-connected with public transport. Several bus routes and underground stations, such as Angel and Old Street, are within easy reach, making it easy to travel to other parts of London.

Despite the busy surroundings, Napier Terrace remains a peaceful haven, offering residents a tranquil home in the heart of the city. With its prime location and wealth of local amenities, it's easy to see why Napier Terrace is a popular choice for those seeking a vibrant and convenient lifestyle.





NAPIER TERRACE

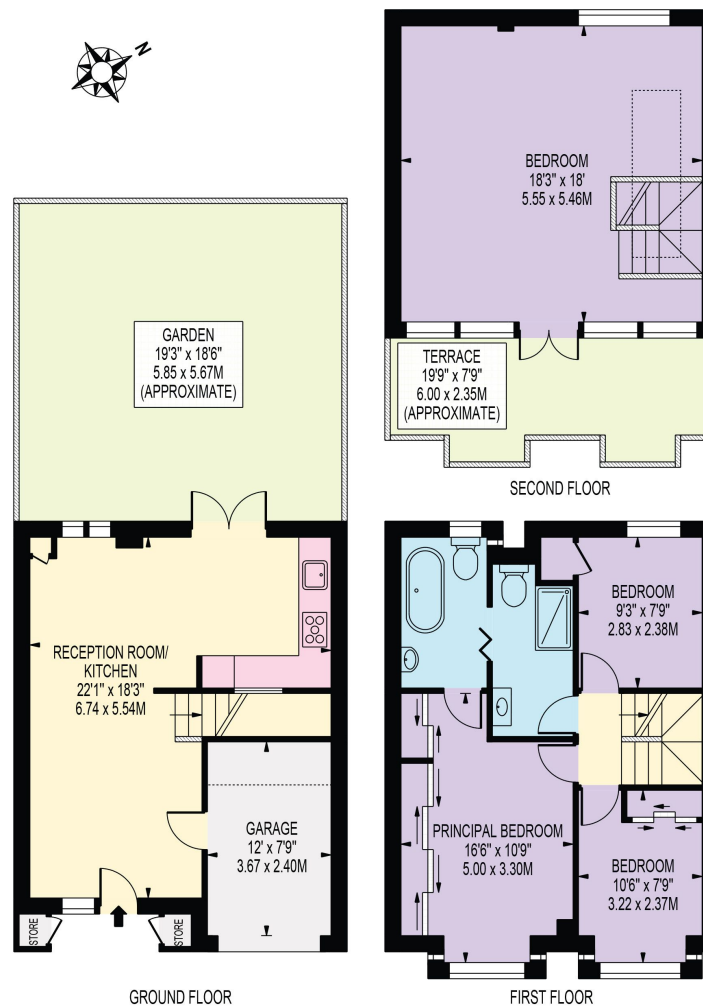
APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1216 SQ FT - 113.00 SQ M**
(INCLUDING GARAGE & STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1115 SQ FT - 103.59 SQ M**
(EXCLUDING GARAGE & STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **95 SQ FT - 8.81 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORES: **6 SQ FT - 0.60 SQ M**

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.



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I would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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