



Highbury New Park, London N5





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Knight Frank are delighted to present this attractive one bedroom flat situated on the raised ground floor of a Victorian period conversion. The property boasts an ample amount of light and character, comprising of a bright open plan living room and kitchen, high ceilings, wood flooring and original sash windows. Deep storage to the bedroom and a modern family sized bathroom. A communal garden is also accessible to the residents of the building.

Highbury New Park is a desirable street with excellent parks nearby, including Clissold Park, and Highbury Fields. This property is conveniently located to boutique shops and cafes, moments from Stoke Newington & Highbury and the location is served by excellent transport links via Highbury & Islington station (approximately 0.4 miles - Victoria & Overground) & Canonbury Station (Overground), alongside multiple bus routes.



**Guide price:** £2,250 per calendar month

**Furniture:** Available unfurnished

**Minimum length of tenancy:** 12 months

**Local authority:** London Borough of Islington

**Council tax band:** D



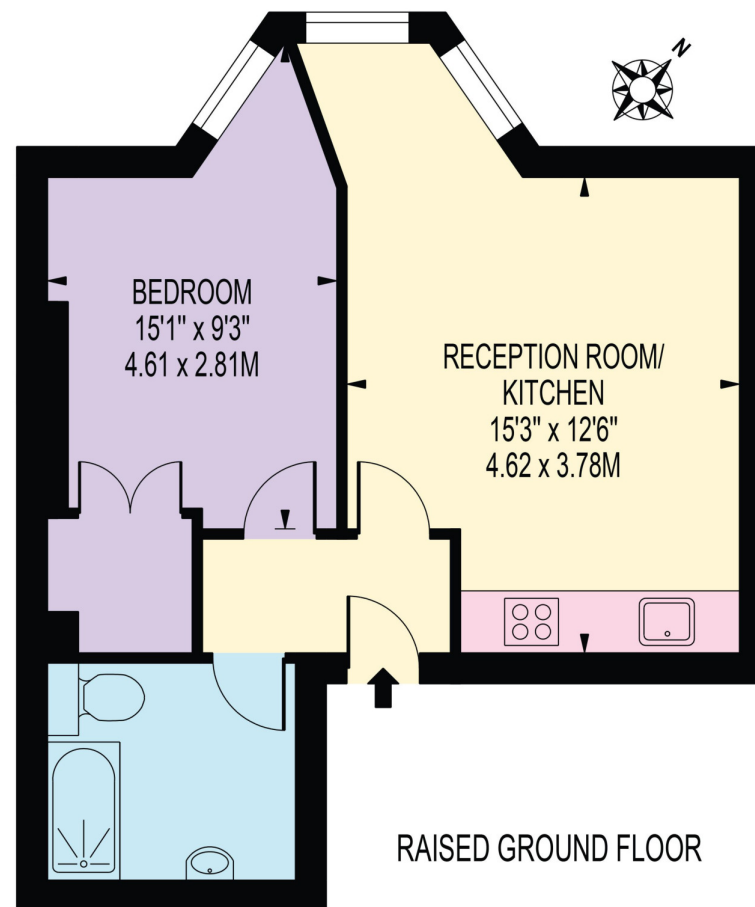






APPROXIMATE GROSS INTERNAL FLOOR AREA: **421 SQ FT - 39.09 SQ M**

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](https://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.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated OCYT 2023. Photographs and videos dated OCYT 2023.

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