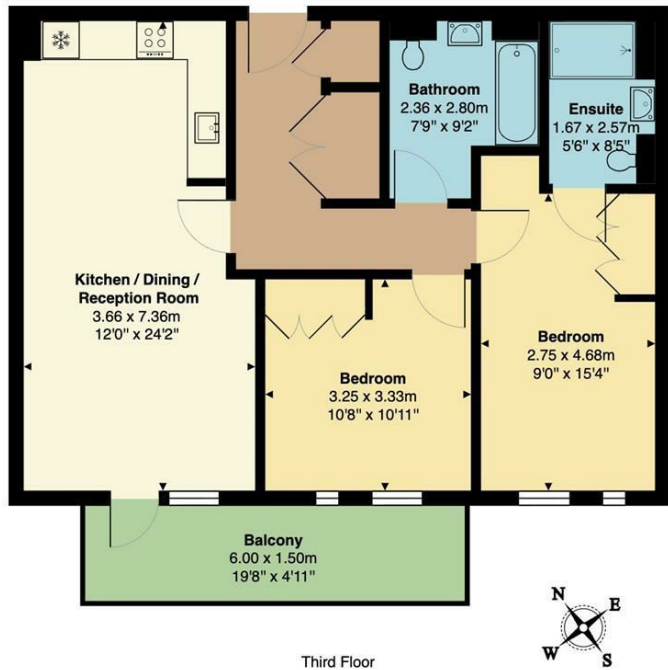




Total Area: 73.9 m² ... 795 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Rooms
12'0" x 24'1"

Bedroom 1
10'7" x 10'11"

Bedroom 2
9'0" x 15'4"

En-suite
5'5" x 8'5"

Bathroom
7'8" x 9'2"

Balcony
10'7" x 10'11"



NEW NORTH ROAD, ISLINGTON
£3,800 Per Calendar Month
2 Bed Flat

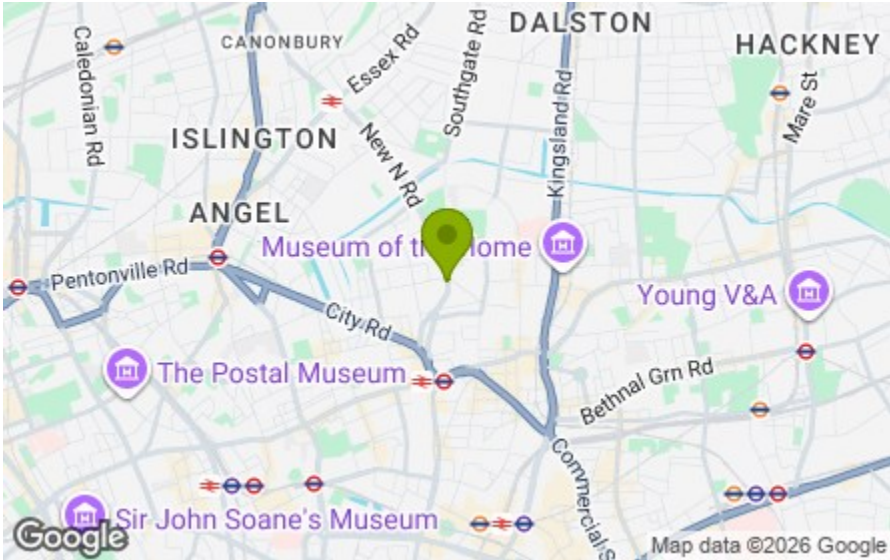


Features:

- Prime N1 location moments from Old Street & Angel
- Only a mile away on foot from The City & Liverpool Street Station
- Approx. 795 sq ft of well-designed living space
- Stunning two-bedroom, two-bathroom apartment
- Private south-west facing balcony with skyline views
- Walking distance to Shoreditch, Barbican & Regent's Canal
- Contemporary kitchen with integrated appliances
- Spacious open-plan living with excellent natural light

SHORT LET Set on the third floor of smart modern development, this immaculate two-bedroom, two-bathroom home in the heart of N1 is the perfect blend of style, comfort and location, with a south-west facing balcony, a large open plan living area and beautiful communal spaces.

The setting is exceptional; despite the peaceful, community-led setting, Old Street is just a short walk away, Angel is a quick hop across the peaceful Regent's Canal, Shoreditch is strolling distance, as is the Barbican. You're also surrounded by fantastic pubs, independent stores, galleries, cultural institutions and green spaces, making it an ideal spot for anyone who loves the energy of London's zone 1.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-60) C		
(55-58) D		
(51-54) E		
(47-49) F		
(45-46) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

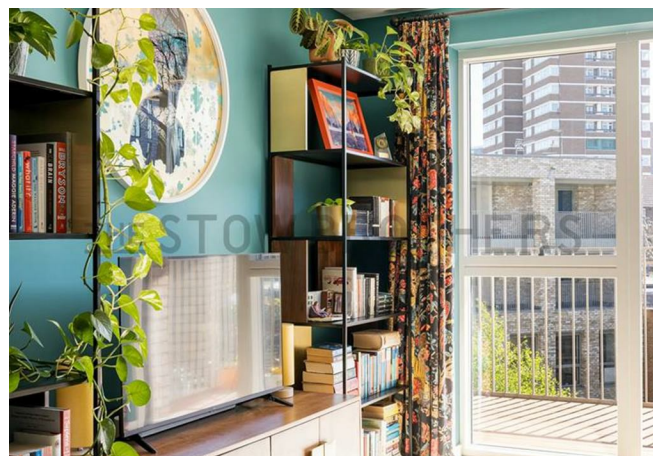
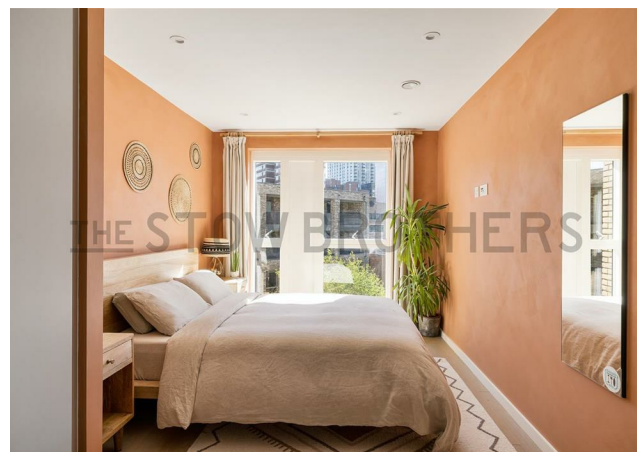
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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@STOWBROTHERS

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IF YOU LIVED HERE...

You'll be keen to explore your fantastic new neighbourhood, but first, let's take a look around this beautifully arranged home... Set on the third floor, you've got nearly 800 square feet of thoughtfully designed space to enjoy.

Your open plan kitchen/living room is bursting with natural light, with teal decor providing warmth, and smart engineered flooring sweeping the length. The kitchen area has glossy units and contemporary appliances, so hosting will be top of the list when you settle in.

The bedrooms are just as smart, with more spotless decor. One has a contemporary ensuite, while there's another sleek bathroom off the spacious hallway. The south-west facing balcony will be your favourite spot for relaxing on warm days with its striking skyline views - and the lofty height provides a touch of

energy efficiency too.

As for beyond, you can wander in any direction and find world class entertainment... The striking brutalist architecture of the Barbican, the world renowned Columbia Road and the historic Spitalfields Market are all short stroll, as is the City's Square Mile, making it a fantastic base for anyone wanting to replace a long commute with a breezy walk.

Public transport is predictably excellent, with Old Street station (Northern line and National Rail) a short distance away. There are some great bus routes, too, including the 55 into the West-End.



WHAT ELSE?

- Catch a gig without the slog home at the recently refurbished Hoxton Square Bar & Kitchen. Look out for low key sets from big names, but it's always fun watching an upcoming act. You can be home within minutes of the encore, too.
- New local? You've got so many to choose from but the Red Lion and Macbeth are both legendary art pubs, with an eclectic crowd and charming surroundings. Unlike the after-work commuters, you get to enjoy the more chilled vibe at the weekend.
- If keeping fit is on the agenda, you've got some great jogging and cycling routes nearby, as well as studios such as CrossFit and Hitio Gym.

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