

# HUNTERS®

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## Myrtle Walk

London, N1 6QB

£3,495 Per Month



Offered to the market chain free is this well-proportioned three bedroom split level maisonette, arranged over the ground and first floors, extending to approximately 1,018 sq ft (94.6 sq m) and benefiting from a private patio garden to the rear.

The property offers generous internal living space throughout, with a bright and spacious reception room to the rear, providing direct access out to the patio garden and ample room for both seating and dining areas. The separate kitchen is positioned to the front of the property, offering good storage and worktop space.

Upstairs comprises three well-proportioned bedrooms, all of which offer good natural light, alongside a family bathroom. The split level layout provides a clear distinction between living and sleeping accommodation, making it both practical and versatile.

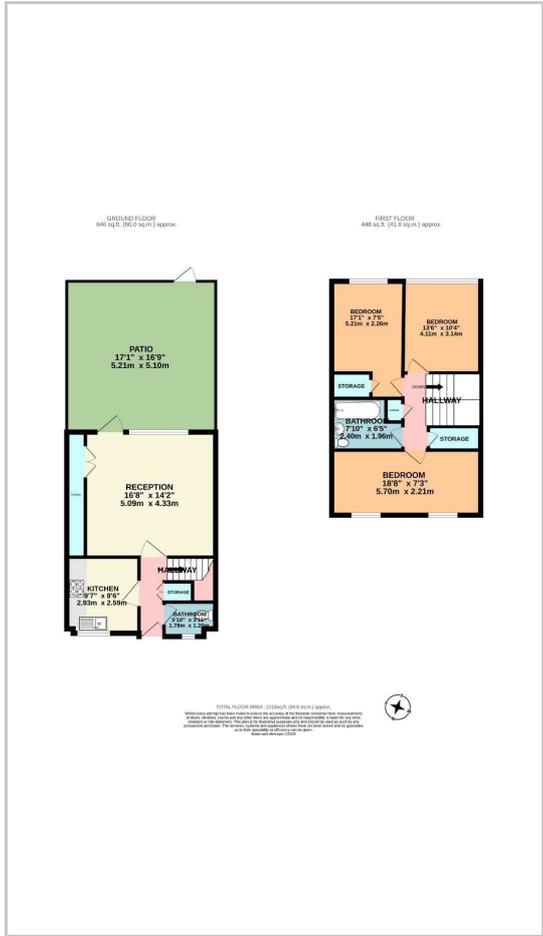
The private patio garden is a real highlight, offering a rare outdoor space in this central Islington location, ideal for entertaining or relaxing.



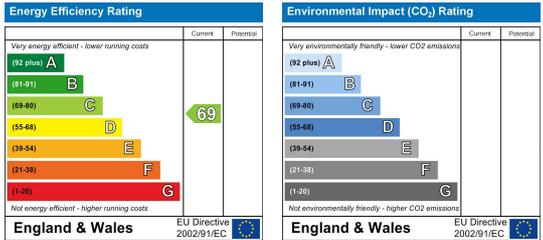
# Area Map



# Floor Plans



# Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.