



## Nathan K Real Estate

65 Amwell Street, London - EC1R 1UR

02034111143 • [ec1@nathankrealestate.com](mailto:ec1@nathankrealestate.com) • [nathankrealestate.com](http://nathankrealestate.com)



NATHAN K  
REAL ESTATE  
#NOTPROPERTYFINDER



## Flat 4

5a Rotherfield Street, London

Set on a quiet residential street in the heart of Canonbury, this beautifully refurbished one-bedroom flat is the perfect first step onto the property ladder. Spanning 549 sq ft, the apartment has been thoughtfully redesigned to create a stylish, low-maintenance home that feels both modern and welcoming. The bright reception room offers an ideal space to relax after work or host friends, while the generous double bedroom provides a calm and comfortable retreat. The sleek bathroom and contemporary finishes throughout mean you can move straight in without lifting a finger. Underfloor heating runs throughout the property, creating a cosy feel all year round, and the long lease offers valuable peace of mind for years to come.

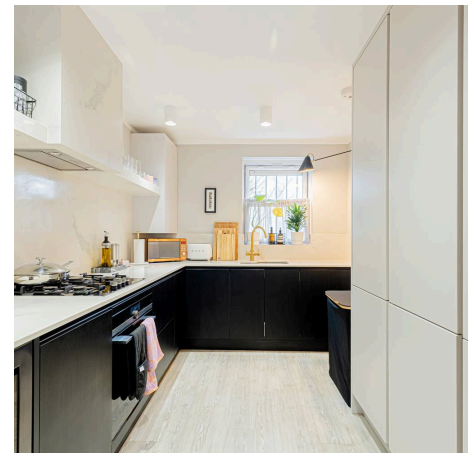
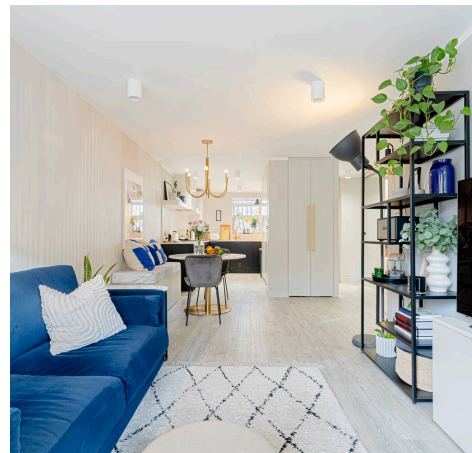
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

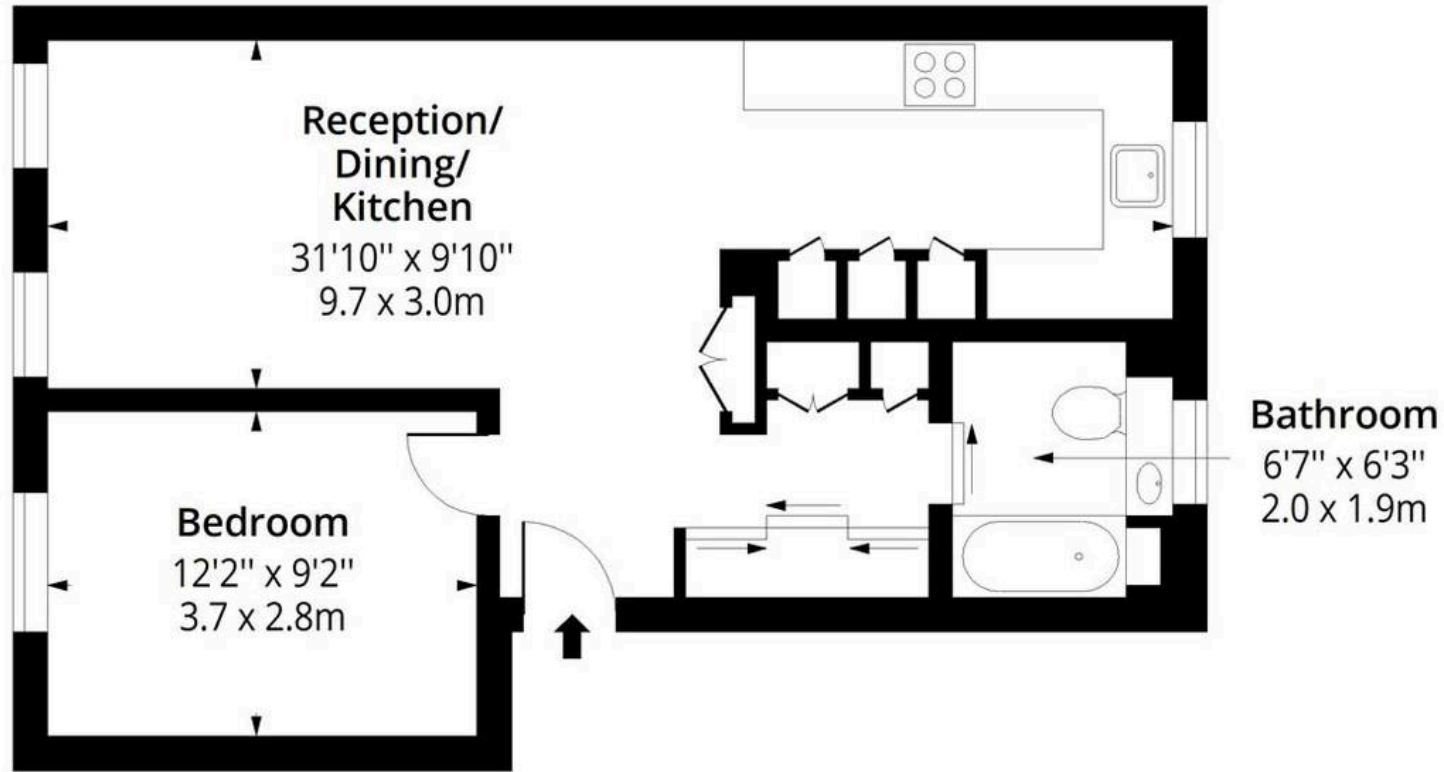
EPC Environmental Impact Rating: B

- Architecturally Designed
- Under Floor Heating Throughout
- Integrated Siemens Appliances
- Chain Free
- Long Lease



# Rotherfield Street, N1

Approx. Gross Internal Area 549 Sq Ft - 51.00 Sq M



## First Floor

Floor Area 549 Sq Ft - 51.00 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

