



# Herbal Hill Gardens

9 Herbal Hill, EC1R

£4,950 per month  
(£1,142.31 per week)

Chestertons are proud to offer this superb SHORT LET 2 bedroom, 2 bathroom, 900 sqft apartment. Available for a 1-6 month stay with all bills included.

**CHESTERTONS**



# Herbal Hill Gardens

9 Herbal Hill, EC1R

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Short let only - 1-6 months max. All bills included.

Recently renovated to a superb standard.

It is larger than average, at 900 square feet, with expansive open-plan living area and two bedrooms and two bathrooms, all with natural light and sunshine from a southerly aspect.

There is a large open-plan kitchen fitted, living room and dining area, finished to an extremely high standard, which makes a superb entertaining and relaxing space with bonus of 3m+ high ceilings. Features include: kitchen counter seating, space for a 10-seater

**Minimum Term:** 6 months  
**Deposit Required:** £4,569.23  
**Local Authority:** Islington  
**Council Tax Band:** F  
**EPC Rating:** C  
**Furnished**

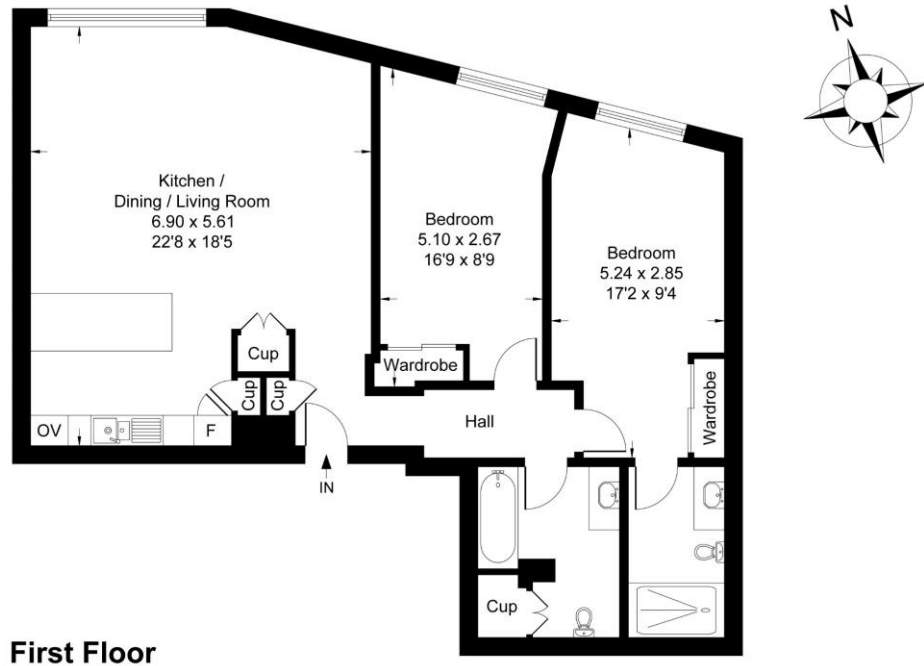
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Covent Garden Lettings*

196 Shaftesbury Avenue  
 Covent Garden  
 London  
 WC2H 8JF  
 coventgarden@chestertons.co.uk  
 02030408400  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees

Approximate Gross Internal Area = 83.39 sq m / 898 sq ft



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

