

# MATTHEW JAMES

Residential Sales • Lettings • Management



Pyrland Road, Islington, London, N5 2JD

**£2,950 Per Month**

A newly refurbished two double bedroom split level conversion set on the first floor of this Victorian terraced house. Conveniently located close to local shops, cafes, restaurants and transport links, including Canonbury Station (Mildmay Line) and a number of bus routes. Highbury & Islington Station is also within walking distance, offering Victoria Underground line and Great Northern and Mildmay Overground lines. This light and airy split level apartment has two double bedrooms, lounge, separate kitchen and a shower room. Available now. Unfurnished. No HMO licence.

## First Floor Entrance

Accessed via a communal hallway and staircase

## Hallway

A split level hallway, two bedrooms on the upper level, kitchen and bathroom on the lower level. Features include wood effect laminate flooring and inset spotlights operated by a motion sensor.

## Lounge



A bright lounge with high ceiling, wood effect laminate flooring, double glazed casement windows to the front of the building, inset spotlights, radiator, TV, telephone and media points.

## Bedroom One



A double bedroom featuring a fitted carpet, casement windows to the front of the building, pendant light fitting and radiator

## Bedroom Two



A double bedroom featuring a fitted carpet, casement windows to the rear of the building, pendant light fitting and radiator

## Hallway Steps To Lower Level



Steps to a small lower landing with wood effect laminate flooring, small double glazed casement window to the side of the building and inset spotlights. Doors giving access to kitchen and shower room.

## Kitchen



A good sized kitchen with ample room for a table and chairs. Features include modern wood effect and grey wall units, along with grey base units and marble effect work surfaces, incorporating a sink with mixer tap, a four ring ceramic hob with extractor canopy above, integrated fan assisted oven/grill, microwave and tall fridge/freezer. Other features include, tiled flooring and part tiled walls, double glazed casement windows to the rear of the building, a storage cupboard which houses the washing machine, another cupboard that houses the Vaillant Combi boiler, inset spotlights and radiator.

## Shower Room



A modern wet shower room comprising of a tiled shower cubicle with overhead rose and handheld

options, mixer taps and glass shower screen, low flush WC, wall mounted wash basin, wall mounted chrome heated towel rail, tiled flooring, inset spotlights and fitted mirror.

#### [Additional Information](#)

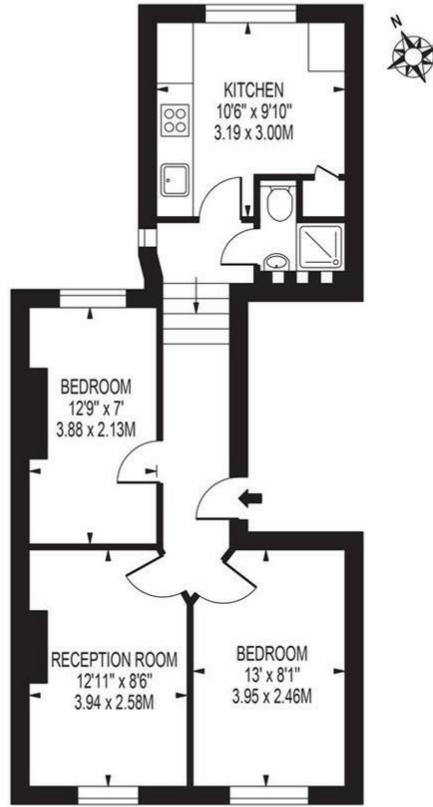
Holding Deposit Equivalent To One Weeks Rent - 1 x £680

Full Deposit Equivalent To Five Weeks Rent - 5 x £3,400

Islington Council Tax Band D

# Floor Plan

**PYRLAND ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 508 SQ FT - 47.18 SQ M

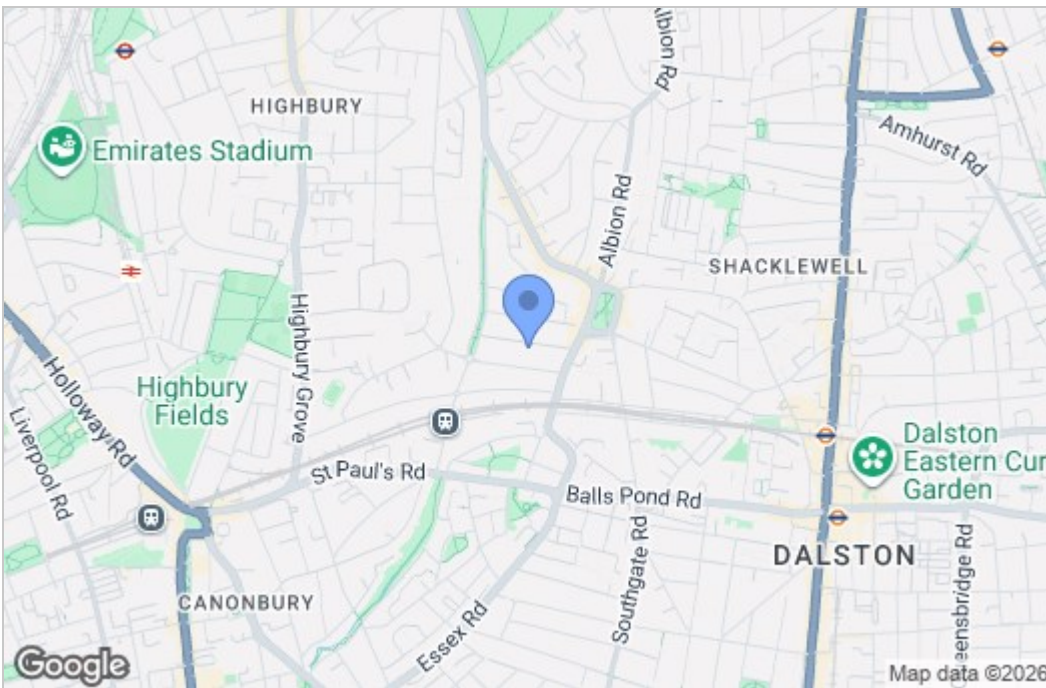


**FIRST FLOOR**

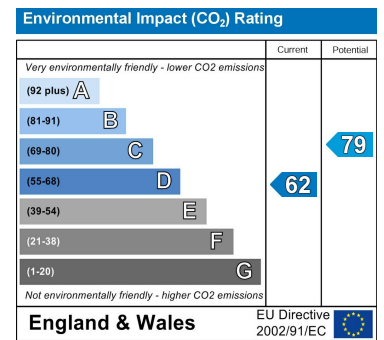
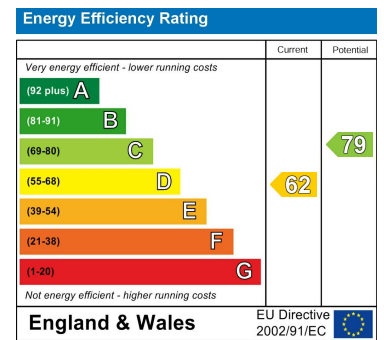
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# Area Map



# Energy Efficiency Graph



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