

TO LET



Essex Road, London, N1
£1,750 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Essex Road, London, N1

FURNISHED one bedroom flat with modern fitted kitchen/living space, double bedroom and shower room located on the ground floor behind a commercial property on Essex Road N1.

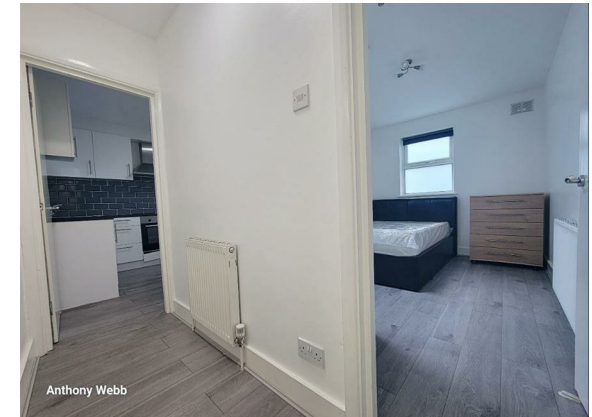
The property is ideally located for local shops, restaurants, bus routes and several stations including Essex Road mainline station and Highbury & Islington and Angel underground stations.

Islington council band A

5 weeks deposit £2019

Minimum annual household income to meet referencing criteria £52,500

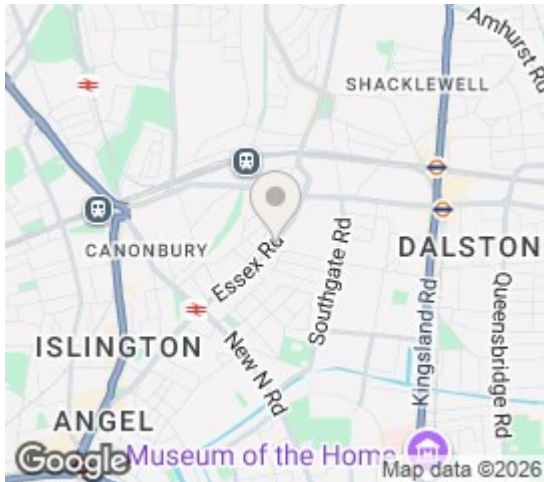
- One double bedroom
- Ground floor flat
- Open plan living/kitchen space
- Modern kitchen with appliances
- Modern shower room
- Gas central heating/laminate floors
- Secure communal entrance
- Furnished





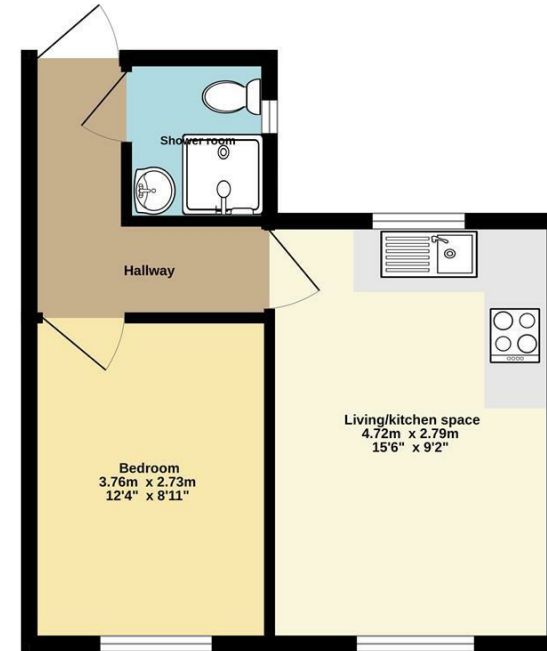
Essex Road London N1 3PD

Tenure:
Gross Internal Area: 344.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground floor
32.0 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA: 32.0 sq.m. (344 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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