



## Balfe Street Islington

£6,000 per month  
(£1,384.62 per week)

Situated in the heart of Kings Cross on this quiet residential street this recently redecorated and immaculate four bedroom, two bathroom period house arranged over four floors with a private garden and a roof terrace and 'secret' communal gardens.



# Balfe Street

## Islington

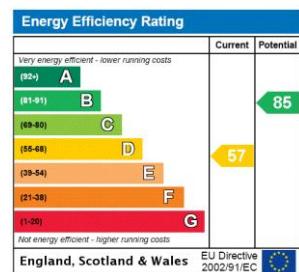
- Beautifully presented 4 bed period house
- In the heart of Kings Cross
- Close to popular amenities of Granary Square & Coal Drops Yard
- Wood floors and large sash windows
- Two bathrooms
- Private rear garden & roof terrace
- Large 'Secret' communal gardens



Situated in the heart of Kings Cross on this quiet residential street this recently redecorated and immaculate four bedroom, two bathroom period house arranged over four floors with a private garden and a roof terrace and 'secret' communal gardens.

This beautifully presented and bright house benefits from being repainted throughout with new flooring and features a stunning kitchen with all appliances plus space for dining, separate reception room with doors leading to a low maintenance paved & decked rear garden, there are four bedrooms and the master bedroom has access to a good sized private terrace, two separate stunning bathrooms each with a tiled walk in shower and main bathroom with

**Minimum Term:** 12 months  
**Deposit Required:** £0.00  
**Local Authority:**  
**Council Tax Band:**  
**EPC Rating:** D  
**Unfurnished**



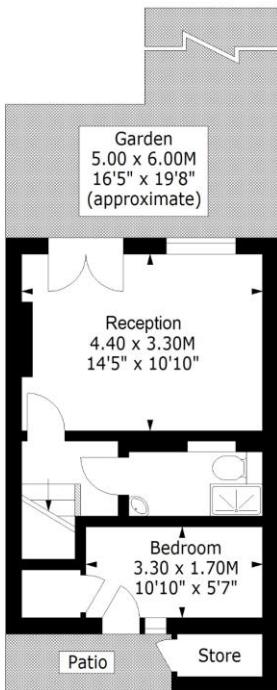
### *Chestertons Islington Lettings*

327-329 Upper Street  
London  
N1 2XQ  
[islington@chestertons.co.uk](mailto:islington@chestertons.co.uk)  
02072264221  
[chestertons.co.uk](http://chestertons.co.uk)

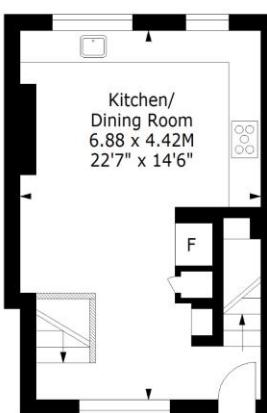
Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

## Balfé Street, N1

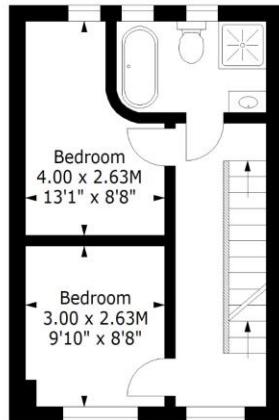
Approximate gross internal area  
115.47 sq m / 1243 sq ft



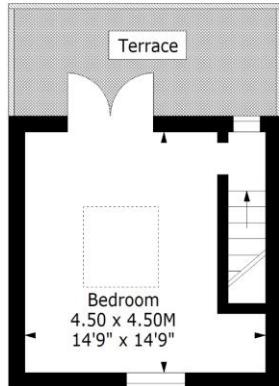
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Every attempt has been made to ensure the accuracy of this floor plan  
however, measurements are approximate and for illustration purposes only.  
Measured in accordance with the RICS code of measuring practice. Not to scale  
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