



15b Westbourne Road, London, N7 8AN

£2,250 Per Month

# 15b Westbourne Road, London N7 8AN

Alwyne Estates is delighted to present this beautifully converted one-bedroom flat in the heart of Islington.

The property features a well-designed layout with a stylish interior and a warm, comfortable feel throughout. Located in one of North London's most vibrant and sought-after areas, it offers easy access to a wide range of local amenities, including independent cafés, restaurants, shops, and green spaces.

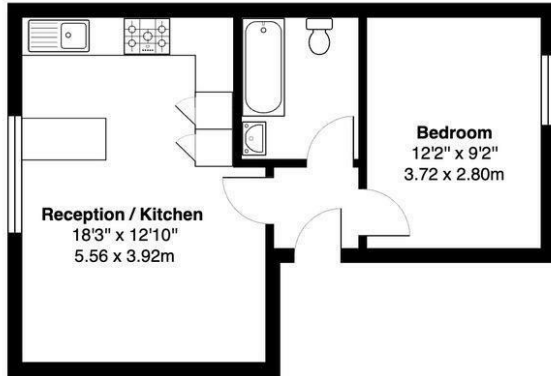
Ideal for commuters, the flat benefits from excellent transport links, with Highbury & Islington Station and Caledonian Road & Barnsbury Station both within easy reach, as well as numerous bus routes nearby.

This is a fantastic opportunity to rent a desirable home in a prime Islington location, offering a perfect blend of comfort, convenience, and city living.



Council Tax Band: C



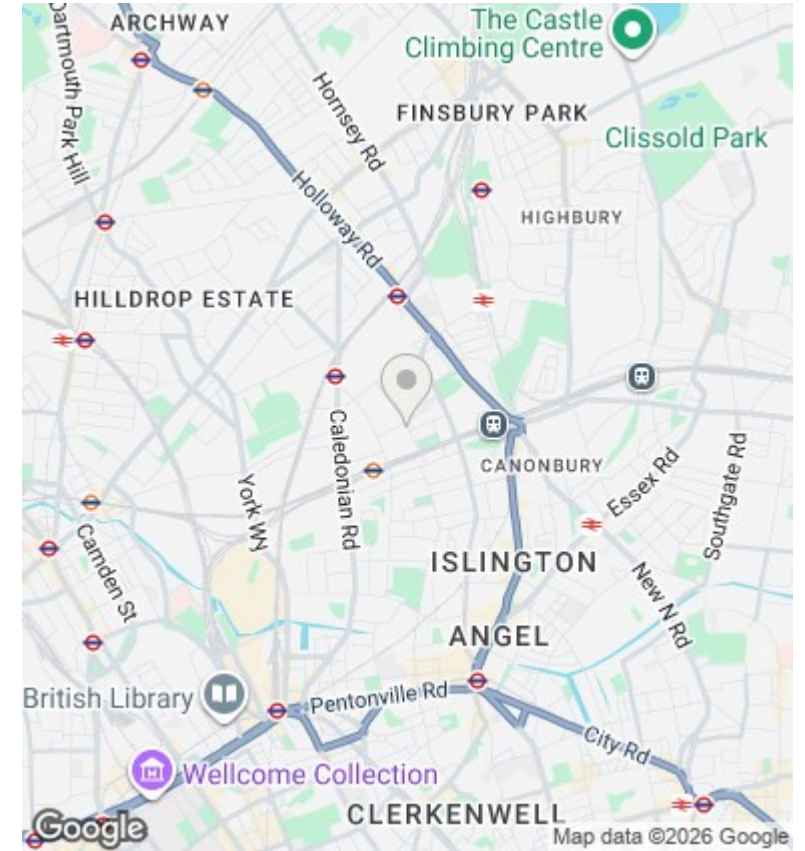


2nd Floor

Westbourne Road N7

Total Gross Area: 418 ft<sup>2</sup> ... 38.8 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

