

TO LET

- One bedroom
- second floor flat
- Open plan living/kitchen space
- Modern kitchen with appliances
- Modern bathroom
- Double glazing/gas central heating
- Secure communal entrance
- In the heart of the Angel



Barnsbury Road, London, N1  
£2,000 Per Calendar Month

Anthony Webb  
ESTATE AGENTS

# Barnsbury Road, London, N1

A well presented 2nd floor FURNISHED one bedroom apartment situated in the bustling centre of Islington with everything this vibrant area has to offer.

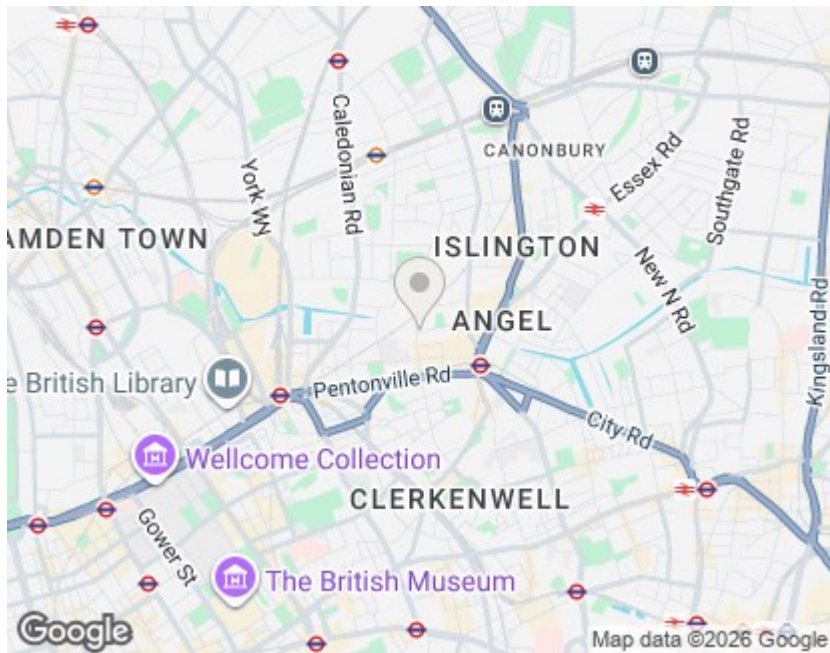
Benefits include a secure communal hallway, spacious open plan living/kitchen space, modern kitchen units with appliances, modern bathroom, bedroom with wardrobe, laminate/tiled floors through out, double glazing and gas central heating.

The apartment is excellently located, providing easy links from Angel underground station and within easy reach of Kings Cross St Pancras. Upper Street is moments away with its array of superb boutique shops and restaurants.

Islington council band C

5 weeks deposit £2307

Minimum annual household income to meet referencing criteria £60,000



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



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