



**BENWELL ROAD LONDON N7**  
**£4,000 PER MONTH** AVAILABLE 22/08/2026



**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Benwell Road London N7

£4,000 Per Month  
Furnished

-  3 Bedrooms
-  2 Bathrooms
-  1 Reception

## Features

- Three Bedrooms, - Two Bathrooms, - Open Plan Reception, - Fitted Kitchen, - Roof Terrace, - Split Level Conversion, - High Specification, - Offered Furnished, - Council Tax - Band D

## Council Tax

Council Tax Band D

Hamptons  
97-99 Upper Street  
Islington, London, N1 0NP  
0207 359 5675  
islingtonlettings@hamptons-int.com  
www.hamptons.co.uk

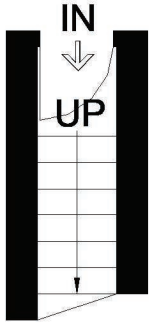
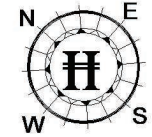
# { THREE BEDROOM CONVERSION WITH ROOF TERRACE.

## The Property

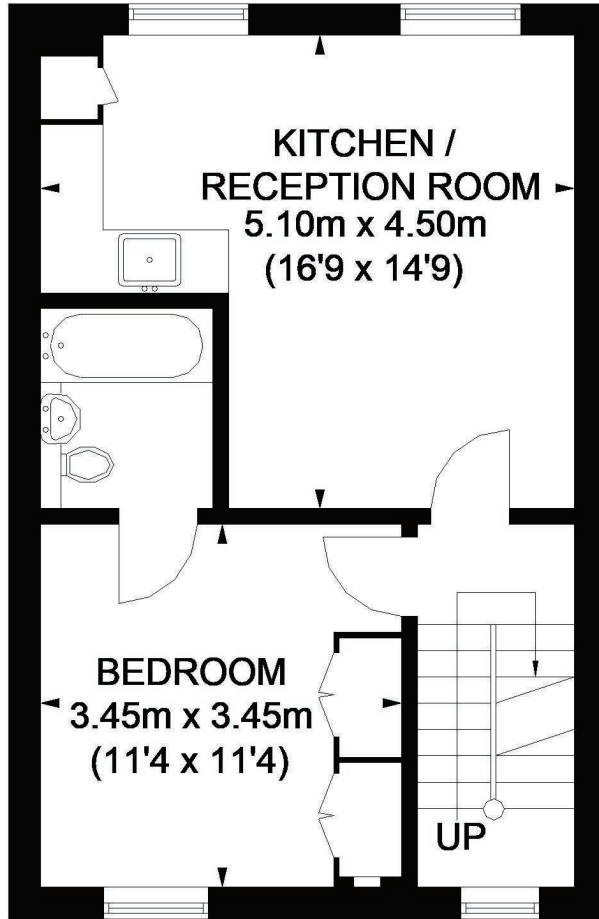
A beautifully presented three-bedroom, two-bathroom split-level period conversion, offering generous living space, contemporary interiors, and a private roof terrace in a highly sought-after North London location. Finished to a high specification throughout, the property combines period character with modern design, featuring stylish fixtures and fittings, fitted storage solutions, and an abundance of natural light. The spacious open-plan reception room and fully integrated kitchen create an ideal space for both everyday living and entertaining, with high-quality appliances and ample workspace. The accommodation comprises three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, a modern family bathroom, and a private roof terrace providing valuable outdoor space. Ideally situated on Benwell Road, the property is within easy walking distance of Holloway Road Underground Station (Piccadilly Line) and Drayton Park Overground Station, offering excellent transport links into the City, West End, and beyond. Residents also benefit from close proximity to the wide range of shops, cafés, restaurants, and amenities of Holloway Road, as well as nearby green spaces including Highbury Fields and the Emirates Stadium.



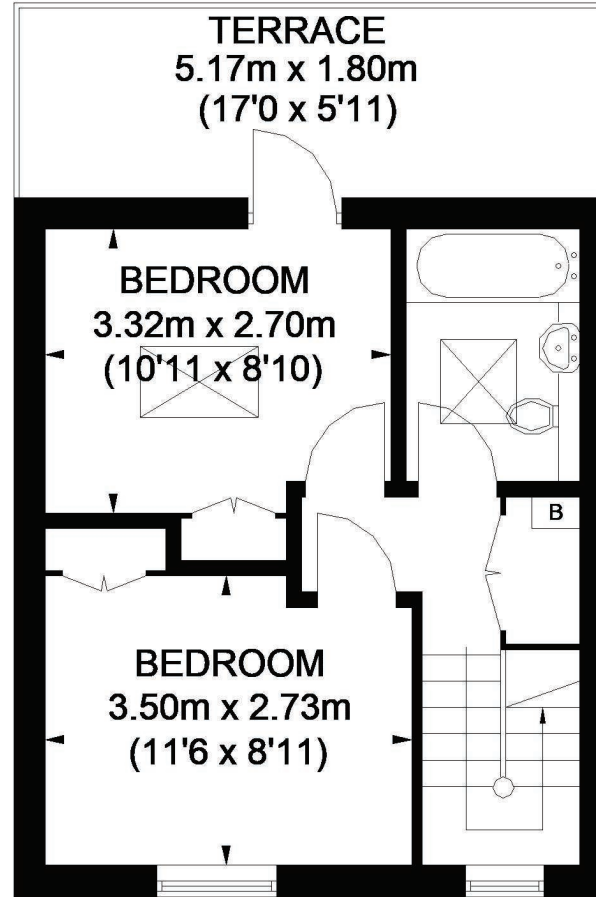
# BENWELL STREET



**UPPER  
GROUND  
FLOOR**



**SECOND FLOOR**

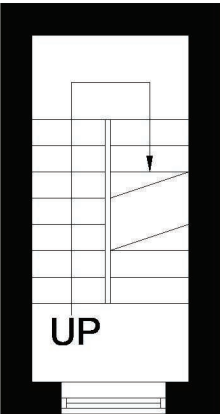


**THIRD FLOOR**



APPROXIMATE GROSS INTERNAL AREA  
 UPPER GROUND FLOOR = 19 SQ. FT. (1.8 SQ. M.)  
 FIRST FLOOR = 53 SQ. FT. (4.9 SQ. M.)  
 SECOND FLOOR = 443 SQ. FT. (41.2 SQ. M.)  
 THIRD FLOOR = 333 SQ. FT. (30.9 SQ. M.)  
 TOTAL = 848 SQ. FT. (78.8 SQ. M.)

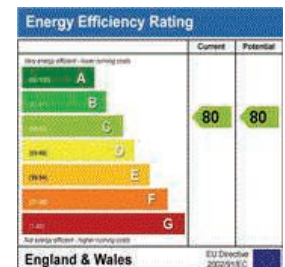
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID340699)



**FIRST  
FLOOR**

For Clarification  
 We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.





Awaiting Photograph