



## ASTEY'S ROW, ASTEYS LONDON, N1

### 1 BED APARTMENT ASTEY'S ISLINGTON

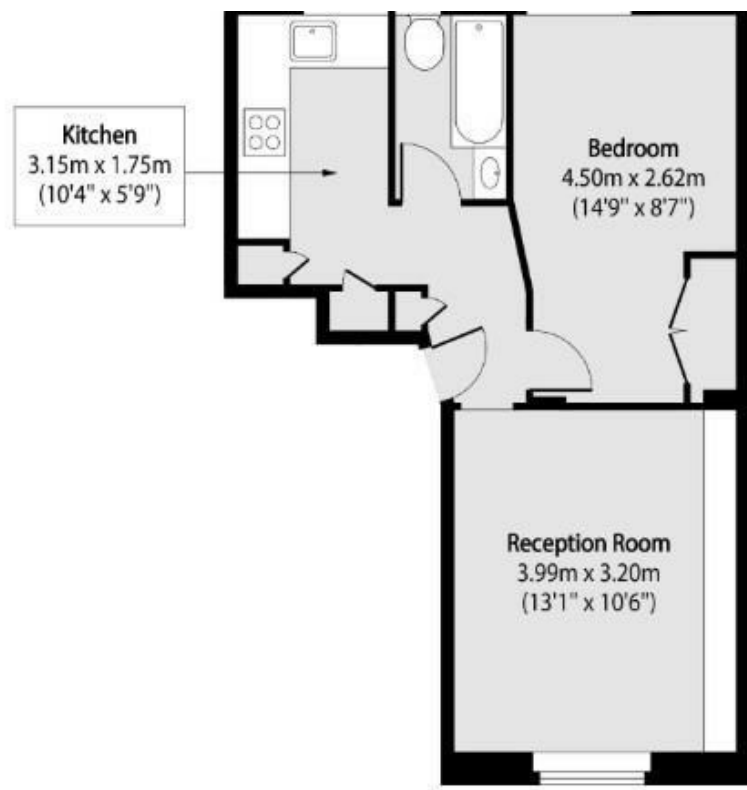
**£2,350 PER MONTH**

A Hemmingfords Collection: Situated in the heart of vibrant Islington, this charming second-floor apartment on Astey's Row offers stylish and comfortable living in one of London's most sought-after neighbourhoods.

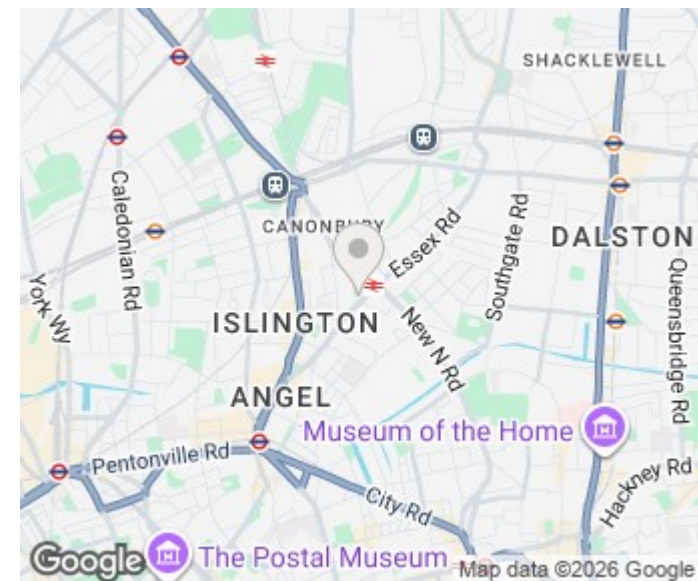
The property features a generously sized double bedroom, a bright and inviting reception room, and a separate fitted kitchen, providing a practical layout that's perfect for both everyday living and entertaining.

Ideally located just moments from the fashionable boutiques, cafés, bars and renowned restaurants of Upper Street, residents can enjoy the very best of Islington's lively lifestyle. Excellent transport links are also within easy reach, offering convenient access to the City, the West End and beyond.

**Hemmingfords**



Total area (approx): 36.69 sq m (395 sq. ft)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

**Hemmingfords**