



ALDRICK HOUSE | | BARNSBURY ESTATE | N1 0UE

£4,750 PER MONTH

LIVINGSPLACE
ESTATE AGENTS

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BARNSBURY ESTATE | N1 0UE
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LIVING SPACE ARE PLEASED TO OFFER THIS SPACIOUS 4 BEDROOM FLAT, LOCATED WITHIN WALKING DISTANCE TO EITHER KINGS CROSS OR ANGEL TUBE STATION. THE PROPERTY IS JUST IN FRONT OF REGENTS CANAL, WHICH IS LOVELY FOR SUNDAY AFTERNOON STROLLS. THE LANDLORD HAS RECENTLY REDECORATED THROUGHOUT, ADDING A STUNNING, MODERN FITTED KITCHEN. THERE ARE 2 BATHROOMS, A SEPARATE RECEPTION ROOM, 4 GOOD SIZE DOUBLE BEDROOMS WITH BUILT IN WARDROBES AND DESKS. THE LIVING ROOM HAS ACCESS TO A SMALL BALCONY THAT OVERLOOKS THE CANAL. AVAILABLE THE 1ST OCTOBER

- CONVERSION
- 1 BATHROOM
- SHOWER
- GAS CENTRAL HEATING
- 1 RECEPTION
- ENERGY RATING : C
- WASHING MACHINE

BATHROOM 1

BATHROOM 2

BATHROOM 3

BATHROOM 4

BATHROOM 5

BATHROOM 6



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

COUNCIL TAX BAND **D**
EPC RATING

105 ST PAULS ROAD
ISLINGTON
LONDON
N1 2NA
020 7354 0505
INFO@LSEA.CO.UK