






FRAMFIELD ROAD LONDON N5  
£1,200 PER WEEK AVAILABLE 21/07/2026

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Framfield Road London N5

£1,200 Per Week  
Unfurnished

 3 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Sought After Road In The Heart Of Highbury, - Split Level Period Conversion, - Three Bedrooms, - Two Bathrooms, - Spacious Open Plan Kitchen And Reception, - Contemporary Finish Throughout, - Private Terrace Located Off Of The Principle Bedroom, - Offered Unfurnished, - Moments From Highbury Fields, - Council Tax - Band E

## Council Tax

Council Tax Band E

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

# { SPLIT LEVEL PERIOD CONVERSION MOMENTS FROM HIGHBURY FIELDS

## The Property

Set on a desirable road in the heart of Highbury, an exceptional three bedroom split level apartment with contemporary finishes throughout, just moments from Highbury Fields. Arranged over three floors, the property offers bright and spacious accommodation throughout, centered around a stunning open plan reception room with attractive wooden flooring and a sleek modern kitchen complete with breakfast bar. The principal bedroom benefits from a private terrace, while two further generously sized double bedrooms are served by two stylish bathrooms. Additional basement storage provides valuable extra space. Beautifully maintained original features sit alongside high quality modern finishes and contemporary décor, creating a home that is both elegant and practical. Ideally positioned just moments from the highly sought after Highbury Fields, the property enjoys easy access to the cafés, restaurants and boutiques of Upper Street, while Highbury & Islington Station is within close proximity, providing excellent transport connections across London.



# FRAMFIELD ROAD

Approximate Gross Internal Area(excluding reduced headroom)

Basement / Cellar = 26 sq. ft.(2.4 sq. m.)

Ground floor = 62 sq. ft. (5.8 sq. m.)

First floor = 639 sq. ft. (59.4 sq. m.)

Second floor = 422 sq. ft. (39.2 sq. m.)

Reduced headroom = 87 sq. ft. (8.1 sq. m.)

Total = 1236 sq. ft. (114.9 sq. m.)



Basement

Ground Floor

First Floor

Second Floor

Drawn for illustration and identification purposes only.  
ID 1303332

## 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.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)	Very Energy Efficient (A)		
Energy Efficient (B)	Energy Efficient (B)		
Decent (C)	Decent (C)		
Needs Improvement (D)	Needs Improvement (D)		
Some Improvements Needed (E)	Some Improvements Needed (E)		
Urgent Improvements Needed (F)	Urgent Improvements Needed (F)		
Very Poor (G)	Very Poor (G)		
		60	76
<small>For energy efficient lighting (LED)</small> <small>For energy efficient lighting (LED)</small>			
<small>England &amp; Wales</small>			<small>EU Directive</small> <small>2002/91/EC</small>

