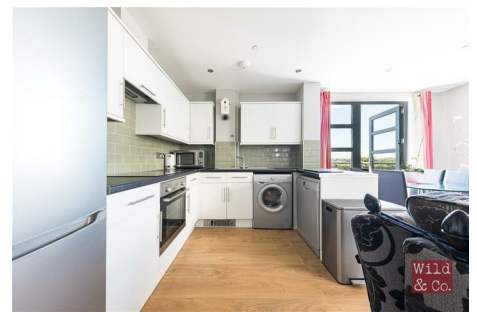
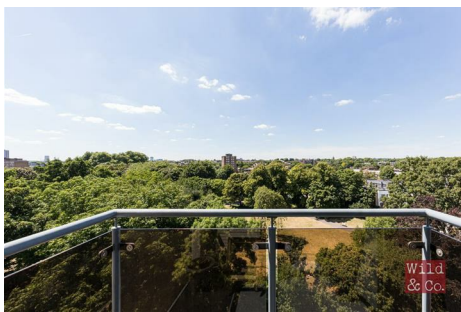


Wild & Co.

wildandco.uk



Southgate Road, N1 3GN

2 Bedroom with study/spare bedroom apartment with great views directly overlooking Rosemary Gardens. Situated in prime location directly on Southgate Road, walking distance of Essex Road Station and Regents Canal with good bus links to Old Street and the City. Offered fully furnished, benefiting from modern fitted kitchen open plan to lounge with door to private West facing balcony, 2 double bedrooms, large single bedroom (to be used as spare room/study), bathroom/WC, additional WC, double glazed and lift access. Available now, early viewing highly recommended!

£2,600 Per Month |

Southgate Road, N1 3GN



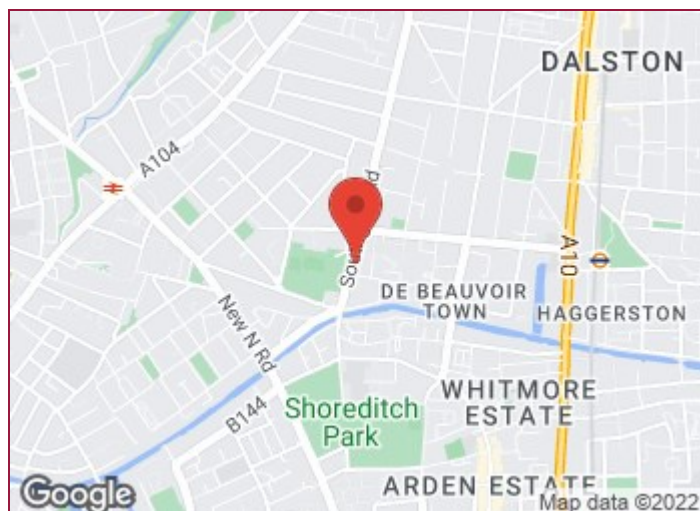
- fully furnished
- Walking distance of Essex Road Station & Regents Canal
- Modern fitted kitchen
- Bathroom/WC & add. WC
- 2 dbles & 1 spare room/study
- Good bus links to Old Street & the City
- Open plan to lounge
- Directly overlooking Rosemary Gardens
- Available now
- Private West facing balcony

Wild & Co. are pleased to offer for rent this: 2 Bedrooms with 1 study/spare bedroom apartment with great views directly overlooking Rosemary Gardens.

Situated in prime location directly on Southgate Road, walking distance of Essex Road Station and Regents Canal with good bus links to Old Street and the City.

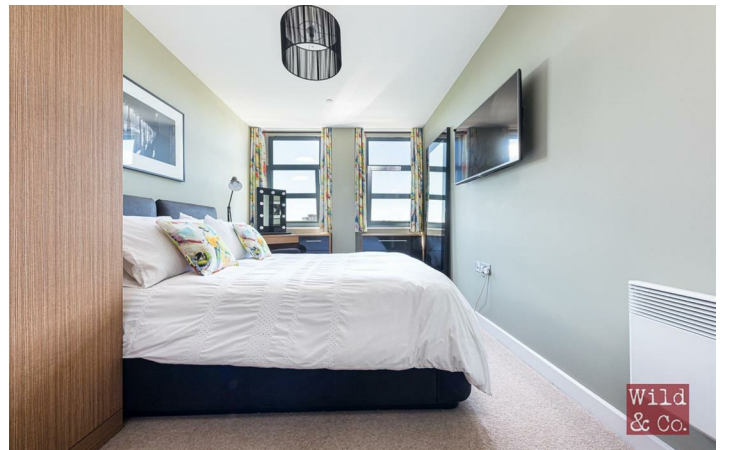
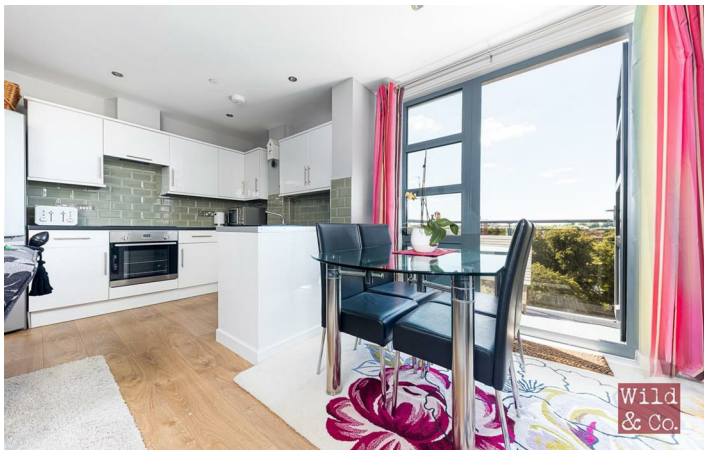
Offered fully furnished, benefiting from modern fitted kitchen open plan to lounge with door to private West facing balcony, 2 double bedrooms, large single bedroom (to be used as spare room/study), bathroom/WC, additional WC, double glazed and lift access.

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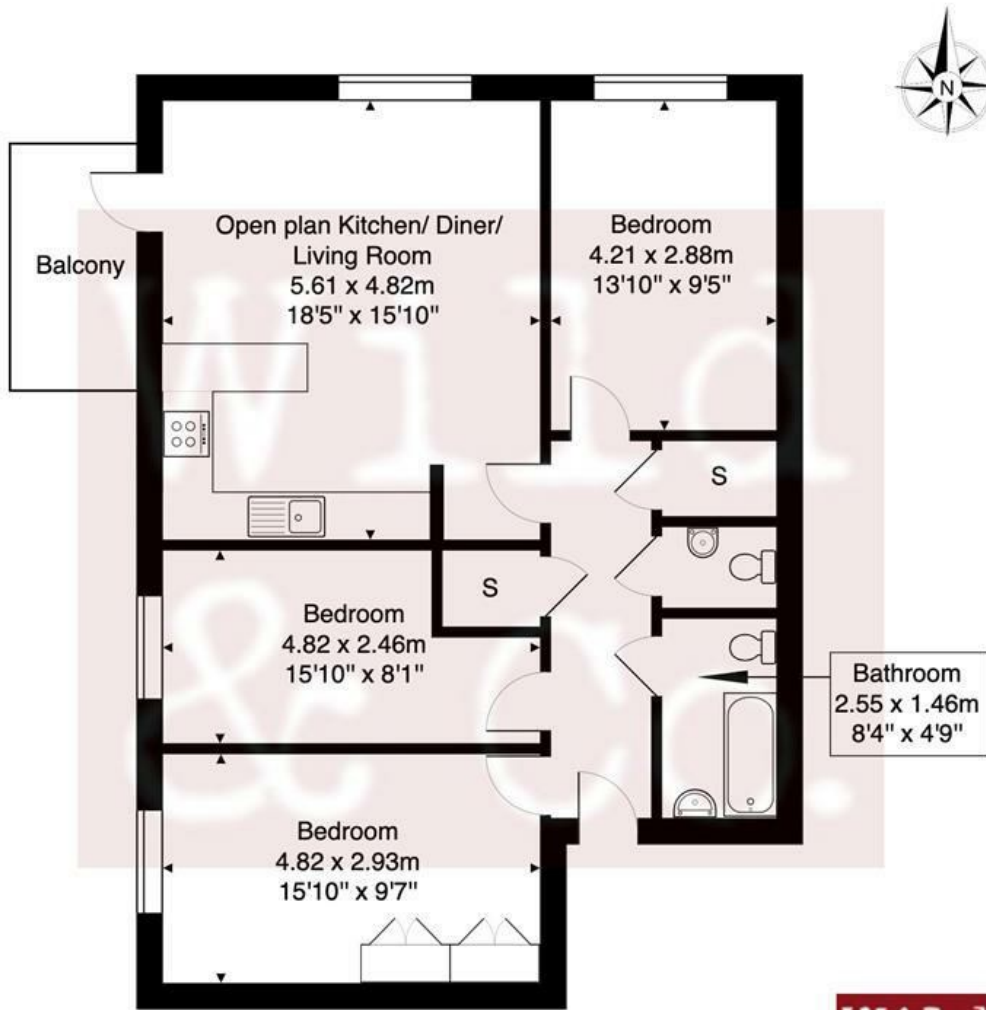
Directions

Directly off Balls Pond Road (A104) leading to Baring Street.



Texryte House- N1

Approximate Gross Internal Area 80.2 m² ... 863 ft² (excluding balcony)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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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		81	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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