

TO RENT



Essex Road, Islington, N1
£1,350

Anthony Webb
ESTATE AGENTS

Essex Road, Islington, N1 3PD

Single tenant wanted for newly REFURBISHED and FURNISHED studio room/flat with separate modern fitted kitchen and shower room located on the first floor above a commercial property on Essex Road N1. The property is ideally located for local shops, restaurants, bus routes and several stations including Essex Road mainline station and Highbury & Islington and Angel underground stations.

Islington council band A

5 weeks deposit £1557

Minimum annual household income to meet referencing criteria £40,500

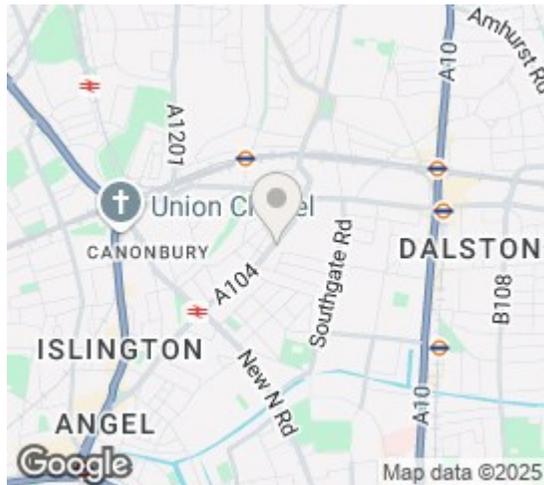
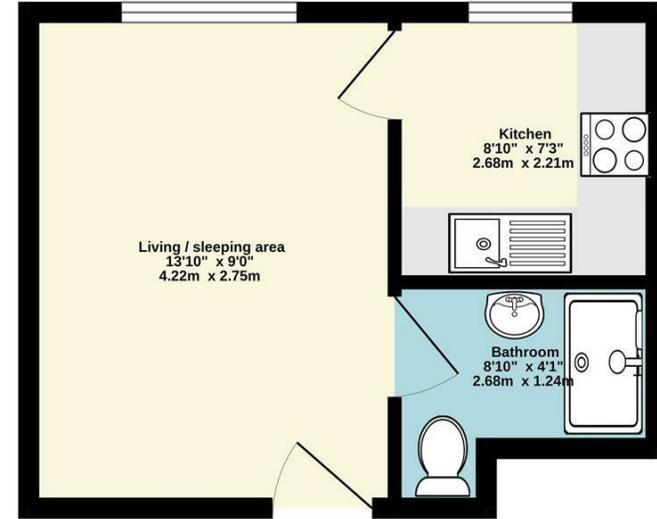
- Studio room/flat
- First floor
- Newly refurbished throughout
- Modern fitted kitchen
- Modern shower room
- Double glazed/gas central heating
- Furnished
- Close to shops, bus routes and Essex Road station



Essex Road Islington N1 3PD

First floor

Gross Internal Area: 239.00 sq ft



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		75	78
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			

TOTAL FLOOR AREA: 239sq.ft. (22.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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