

TO LET

- Studio room
- Ground floor
- Mezzanine sleeping area
- Modern fitted kitchen with appliances
- Modern shower room
- Electric heating
- Furnished
- Secure communal entrance



Essex Road, London, N1
£1,295 Per Calendar Month

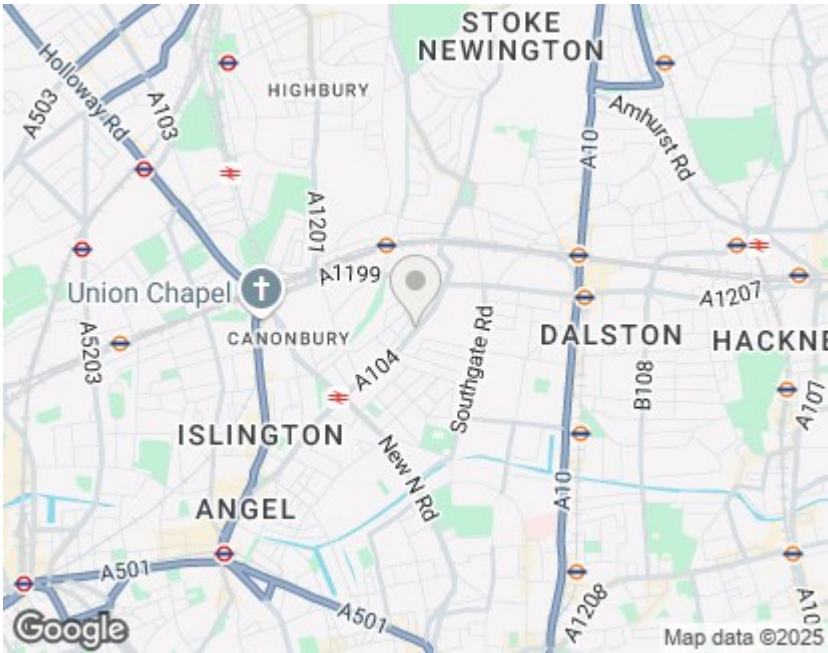
Anthony Webb
ESTATE AGENTS

Essex Road, London, N1

Single tenant wanted for newly REFURBISHED and FURNISHED studio room/flat with mezzanine sleeping area, modern fitted kitchen and shower room located on the ground floor behind 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 £1494
Minimum annual household income to meet referencing criteria £38,850



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
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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