

Warburton Close N1



# Warburton Close N1

## £695 Per Week - Available Now



Fully renovated to a high specification throughout is this well proportioned three bedroom mews house with three bathrooms (two en-suite), balcony & garden, garage and large reception room offering modern fittings and fixtures.

Fully Renovated | Three Bedrooms | Three Bathrooms(two en suite) | Reception | Eat In Kitchen | Rear Garden | Balcony | Garage with OSP | Mews House | Offered Unfurnished.

## Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. Fully renovated to a high specification throughout is this well proportioned three bedroom mews house with three bathrooms (two en-suite), balcony & garden, garage and large reception room offering modern fittings and fixtures.

#### Situation

The new Haggerston Overground line facilitates quick and easy access to both the Victoria line at Highbury & Islington and to Canary Wharf via Canada Water, with the heart of the City also accessible. Local amenities include newsagents, corner stores, wonderful deli, a choice of gastropubs, theatre and many bus routes.

## **Furnishing**

Unfurnished



Living room



Kitchen

#### **Hamptons Islington Lettings**

87 Upper Street, Islington
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www.hamptons.co.uk

### Energy Performance Certificate (EPC)



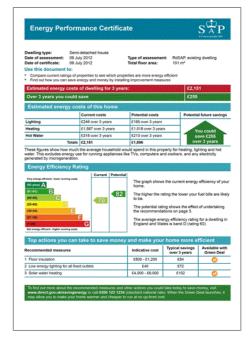
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING BIN STORE) =

GROUND FLOOR = 225 SQ. FT. (20.9 SQ. M.) FIRST FLOOR = 395 SQ. FT. (36.7 SQ. M.) SECOND FLOOR = 395 SQ. FT. (36.7 SQ. M.) TOTAL = 1015 SQ. FT. (94.3 SQ. M.)

EXTERNAL GARAGE AREA = 150 SQ. FT. (13.9 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and 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 vendor unless specifically itemised with these particulars.



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