



Englefield Road London N1

£425 Per Week - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*Charming and spacious property with large eat-in kitchen, conservatory room leading onto a beautiful landscaped garden, boasting two bedrooms (one single) and modern fittings.*

One/Two Bedrooms | One Bathroom | Separate Kitchen | Eat-In Kitchen | Conservatory | Landscaped Garden | Modern Fittings | Close To Amenities.

### Description

Hamptons are pleased to offer this charming and spacious property with large eat-in kitchen, conservatory room leading onto a beautiful landscaped garden, boasting two bedrooms (one single) and modern fittings throughout.

### Furnishing

Furnished



Bedroom



Bathroom

### Hamptons Islington Lettings

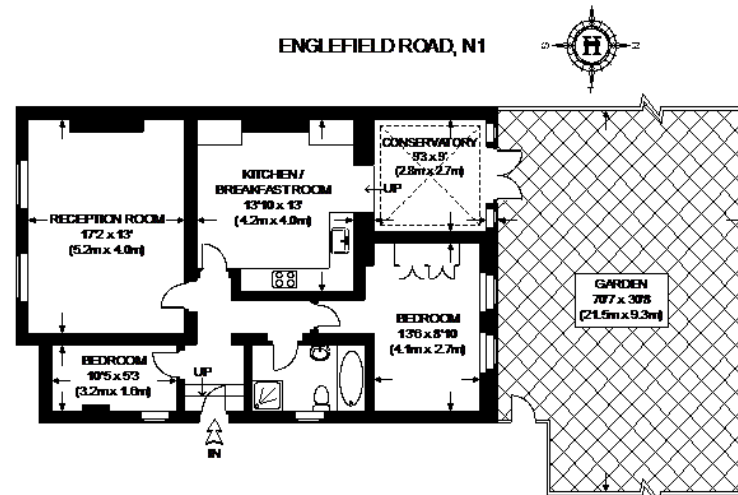
87 Upper Street, Islington

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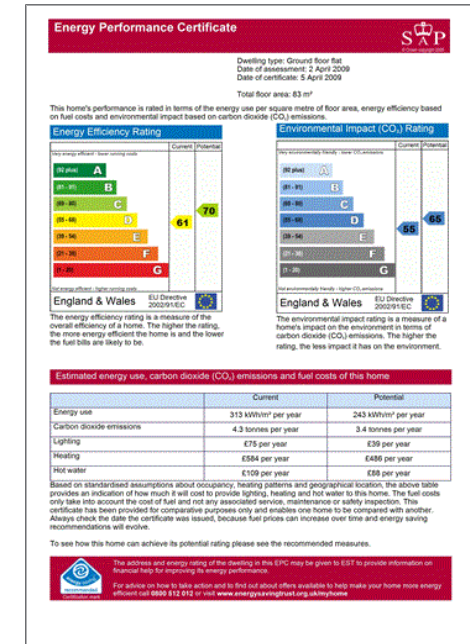
## Floorplan



APPROXIMATE GROSS INTERNAL AREA =  
TOTAL = 872 SQ. FT. (81.0 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.

## Energy Performance Certificate (EPC)



**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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