



MOST ELEGANT CONVERSION IN THE HEART OF ANGEL.

ASTEYS ROW, ANGEL, ISLINGTON, LONDON, N1 2AR

Furnished, Part Furnished, £575 pw (£2,491.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 19/04/2019



MOST ELEGANT CONVERSION IN THE HEART OF ANGEL.

ASTEYS ROW, ANGEL, ISLINGTON, LONDON, N1 2AR

£575 pw (£2,491.67 pcm) Furnished, Part Furnished

• 2 Bedrooms • 2 Bathrooms • 1 Receptions
• Elegant and modern • 2 bedrooms, 2 bathrooms •
Fitted kitchen with all appliances • Wood floors • Dual aspects • Ample storage • Heart of Angel • EPC Rating = B • Council Tax = tbc

Situation

Angel Station is approximately 550 metres walk and on the Bank Branch of the Northern Line. Moorgate, Bank/Monument and London Bridge are all within 4 stops, and Kings Cross, with its extensive links to the rest of London, is one stop away.

King's Cross/ St. Pancras International is the best connected station in London and is approximately 1.1km walk. With six Underground lines (Circle, Metropolitan, Hammersmith & City, Northern, Piccadilly, Victoria), other parts of London and the UK can be reached by its comprehensive National Rail links, and Europe reached directly via the Eurostar. Both stations have benefited from extensive refurbishment making the station concourses destinations in themselves with various shops, restaurants and bars.

Description

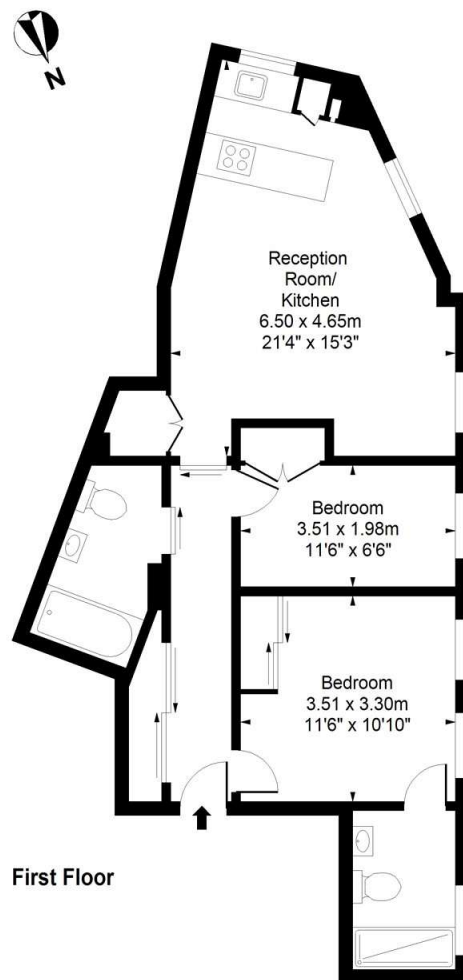
The most modern apartment available in the heart of Angel. The building has been all fully renovated and reconfigured offering apartments finished to the highest standard using most modern specifications. These architecturally designed apartments have bright and airy living rooms with dual aspect views, modern fitted kitchens and wood flooring throughout.

The apartments are furnished to a highest contemporary style and standard. Consisting of one double bedroom with en-suite bathroom, study/occasional guest bedrooms, a further shower room, wooden white blinds and ample fitted storage.



Asteys Row

Gross internal area = 682 sq ft / 63 sq m



First Floor


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

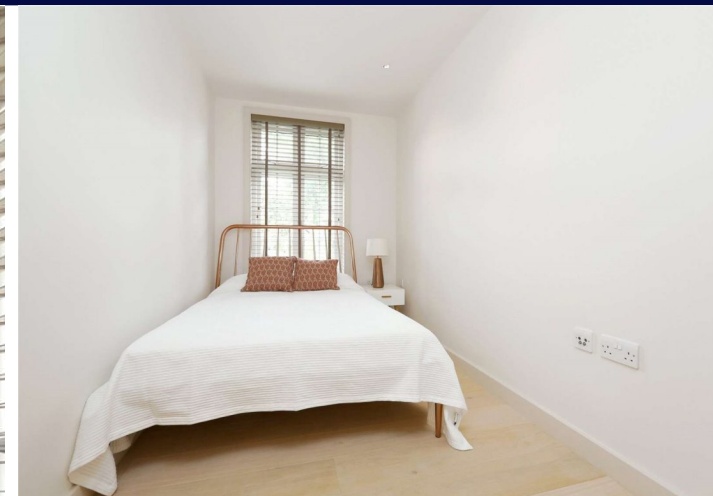
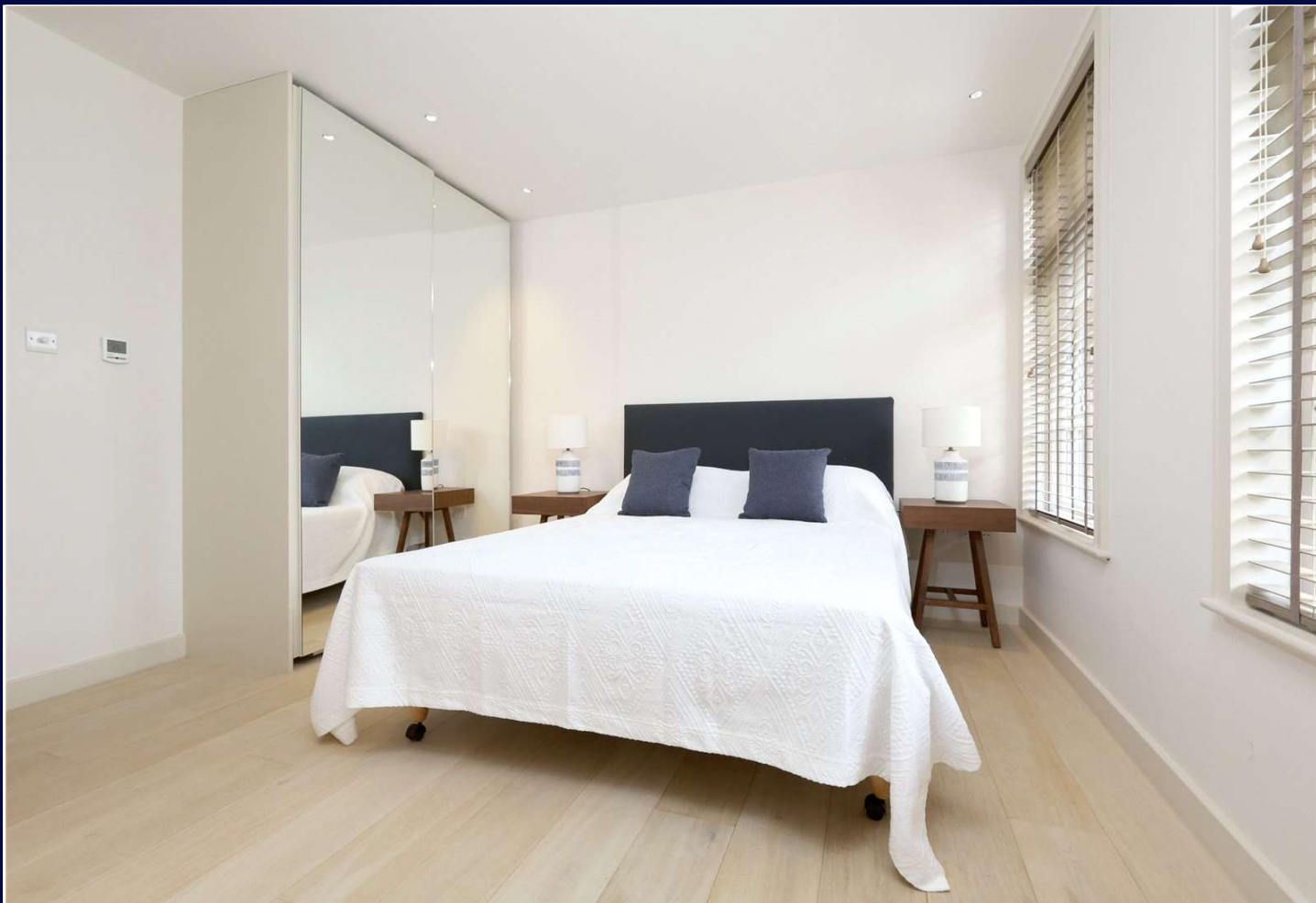
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190301CRIC

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Islington Lettings

Fitore Vula
fvula@savills.com

+44 (0) 207 354 6701

savills.co.uk