



A NEWLY DECORATED STUDIO APARTMENT IN THE HEART OF ANGEL.

ISLINGTON HIGH STREET, ANGEL, ISLINGTON, LONDON, N1 8EG

Furnished, £345 pw (£1,495 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 10/11/2017



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- Studio apartment • Modern kitchen • Newly decorated • Solid oak floors • High specification • 150 Meters to Angel tube • EPC Rating = B • Council Tax = B

Description

Fantastic newly converted studio apartment in a fantastic central Islington location.

Features include solid oak wooden floors and high specification kitchen and bathroom.

Situation

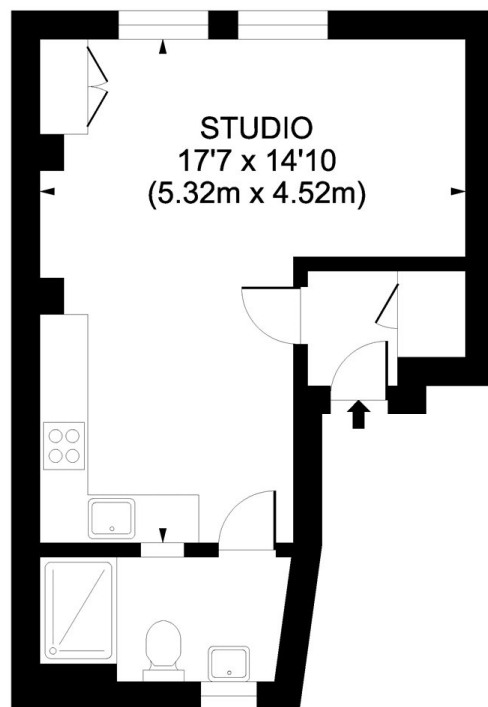
This part of Islington High Street runs parallel to Upper Street next to trendy Camden Passage with its antiques market and vintage shops. The flat is on the top floor and overlooks the cobbled pedestrian street.

Angel Station is approximately 150 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.

Highbury and Islington station (Victoria Line, Overground and National Rail) is approximately 1.4 km walk. Oxford Circus can be reached within 4 stops, National Rail links to Old Street and Moorgate, and London Overground connects to East and South London. Canary Wharf can be easily accessed by taking the London Overground towards Stratford International and changing onto the Jubilee line.

Check www.tfl.gov.uk/journeyplanner to plan your commute.





FIRST FLOOR

Islington High Street, N1
Gross Internal Area 266 sq ft/24 sq metres


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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	86
(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> 		



Islington Lettings

Fitore Vula

fvula@savills.com

+44 (0) 207 354 6701

savills.co.uk

*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 out fee – charged at the end 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. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20170905JTKS

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