



ABSOLUTELY STYLISH AND RECENTLY REFURBISHED APARTMENT IN THE CENTRE OF ISLINGTON.

LIVERPOOL ROAD

ANGEL, ISLINGTON, LONDON, N1 0RE

Furnished, £435 pw (£1,885 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 17/05/2019



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- 1 Bedrooms • 1 Bathrooms • 1 Receptions
- Completely refurbished • 1 bedroom, 1 bathroom • Stylish apartment • Bright office space/storage room • Central location • Superb transport links • EPC Rating = D • Council Tax = C

Situation

Upper Street is on four bus routes towards Angel, Kings Cross, Old Street, the City, London Bridge, Holborn and the West End.

Angel Station is under 700m away and is 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.

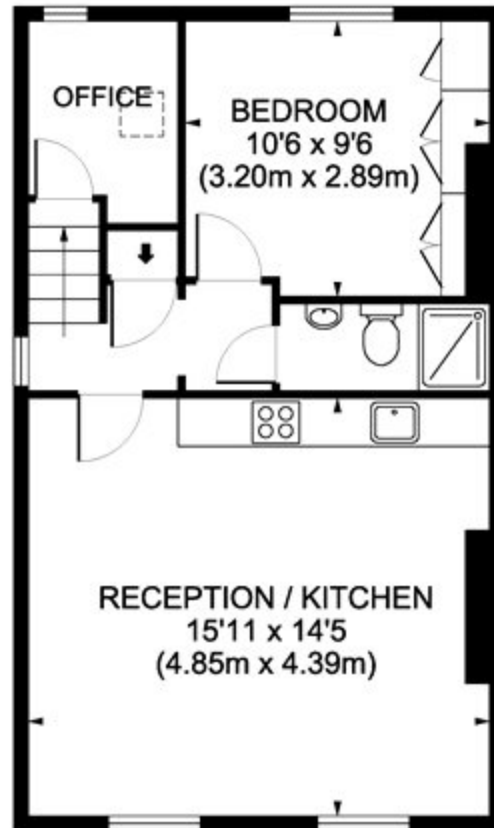
Highbury and Islington station (Victoria Line, Overground and National Rail) is approximately 1.1km walk across Highbury Fields. Oxford Circus can be reached within 4 stops, National Rail links to Old Street and Moorgate, and London Overground connects to East and South London. Canary Wharf can be easily accessed by taking the London Overground towards Stratford and changing onto the Jubilee line.

Description

Stylish and recently refurbished apartment on the top floor of this period conversion, conveniently located within an easy walking distance to Upper Street and all the local, shops, bars and restaurants.

The property boasts a spacious and bright open plan kitchen/living room with an extra small room ideal for use as a small office or storage.





FIRST FLOOR

Liverpool Road, N1

Gross Internal Area 436 sq ft/40 sq metres

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



*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. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190321CRIC

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