



**LOVELY AND RECENTLY REFURBISHED STUDIO SET WITHIN A SOUGHT AFTER ISLINGTON SQUARE WITH ACCESS TO A PRIVATE WEST FACING BALCONY.**

LONSDALE SQUARE, LONDON, N1 1EN

**Furnished, £350 pw (£1,516.67 pcm)** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available Now**





• 1 Bathroom • 1 Reception/ Bedroom

- Recently refurbished
  - Spacious studio
  - Separate kitchen
  - Separate bathroom
  - Private balcony

- **EPC Rating = TBC**
- **Council Tax = TBC**

**Situation**

Lonsdale Square is a sought after Barnsbury location with the shops, cafes and restaurants of Upper Street and both Angel & Highbury & Islington Stations both a short walk away.

**Description**

A lovely and recently refurbished studio set within a sought after Islington square with access to a private west facing balcony.

The property has been refurbished throughout and offers a large living/sleeping space leading to a small but fully equipped kitchen and brand new modern bathroom. The property boasts access to a large storage room in the loft, private outside space and a secure garage available by separate negotiation.

**Energy Performance**

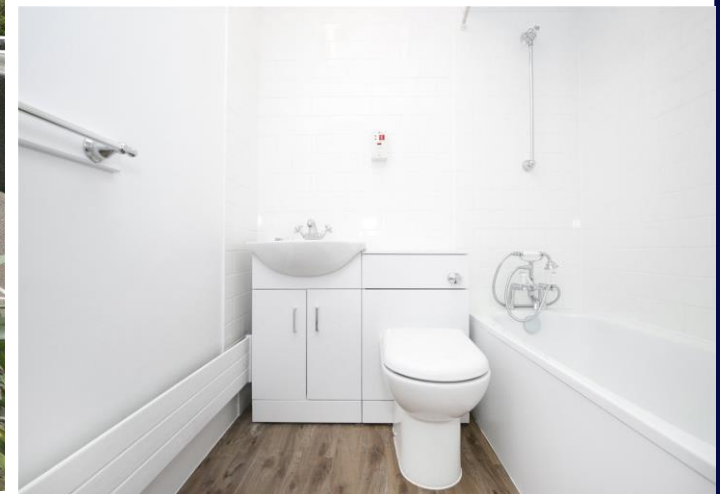
A copy of the full Energy Performance Certificate is available on request.

**Viewing**

Strictly by appointment with Savills.







## Islington Lettings

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\*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](http://Savills.co.uk/fees) .Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190424BEBY

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