



**A LARGE MODERN ONE BEDROOM APARTMENT SET ON THE FIRST FLOOR OF A
POPULAR DEVELOPMENT IN THE HEART OF ISLINGTON.**

BOUTON PLACE
LONDON, N1 1TR

Furnished, £475 pw (£2,058.33 pcm) + fees and other charges apply.*

Available from 12/07/2019



- 1 Bedrooms • 1 Bathrooms • 1 Receptions
 - Spacious • Modern • Fantastic Location • Secure Development • Excellent Condition Throughout • EPC Rating = C • Council Tax = E
-

Situation

Bouton Place is located on Waterloo Terrace which is a small, quiet, cobbled street running west about half way along Upper Street. The street is a mixture of attractive period houses set back from the road on the north side, and some stylish modern stock on the south side. Bouton Place is a small, gated modern development set approximately half way down the southern side of the street.

Description

A large modern one bedroom apartment set on the first floor of a popular development in the heart of Islington.

This bright one bedroom flat offers a spacious reception room, modern kitchen, double bedroom with built-in wardrobes, bathroom and a balcony overlooking the courtyard. Presented in a high specification with solid oak flooring, black slate tiled bathrooms and in excellent condition throughout.

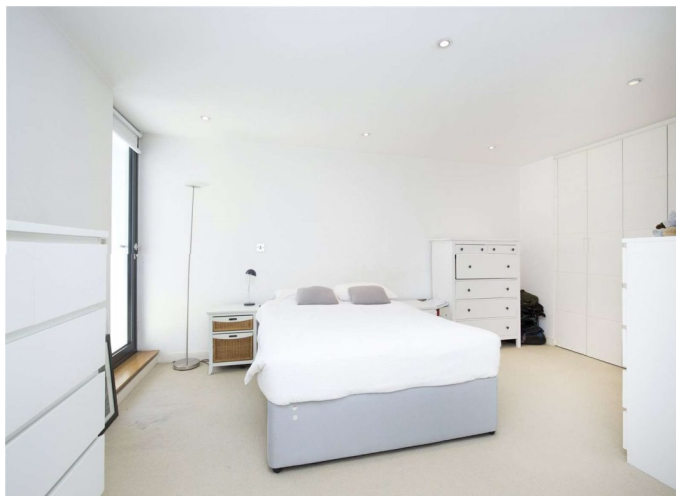
Bouton Place is located just moments from all of Upper Streets many delights whilst within easy reach of both Highbury & Islington and Angel Underground Stations with a local network of buses also serving the property well.

Energy Performance

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

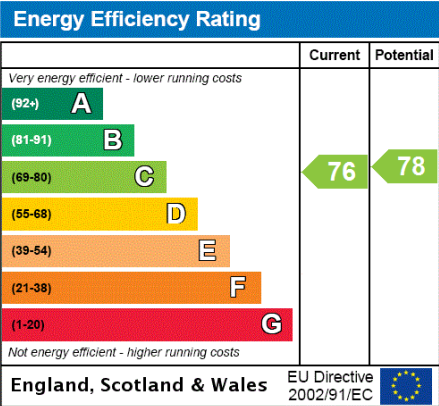
Viewing

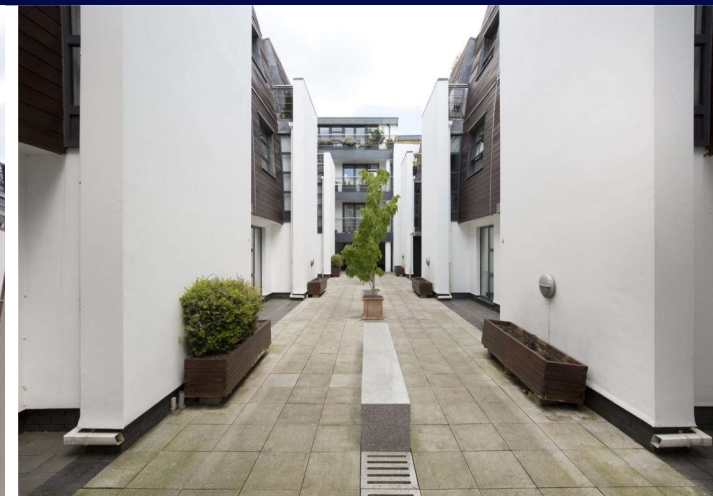
Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 624 sq ft, 58 m²





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190524CRIC

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
Holly Goodge
holly.goodge@savills.com
+44 (0) 20 7354 6328

savills.co.uk