



**BACHELOR STREET LONDON N1**  
**£3,400 PER MONTH** AVAILABLE 01/08/2026




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Batchelor Street London N1

£3,400 Per Month  
Part-furnished

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception

## Features

- One Double Bedroom With Mezzanine, -
- One Single Bedroom, - Two Bathrooms
- (One En-Suite), - Open Plan Reception, -
- Modern Kitchen, - Wooden Floors
- Throughout, - Secure Gated Development,
- Communal Garden, - Council Tax - Band

E  
Council Tax

Council Tax Band E

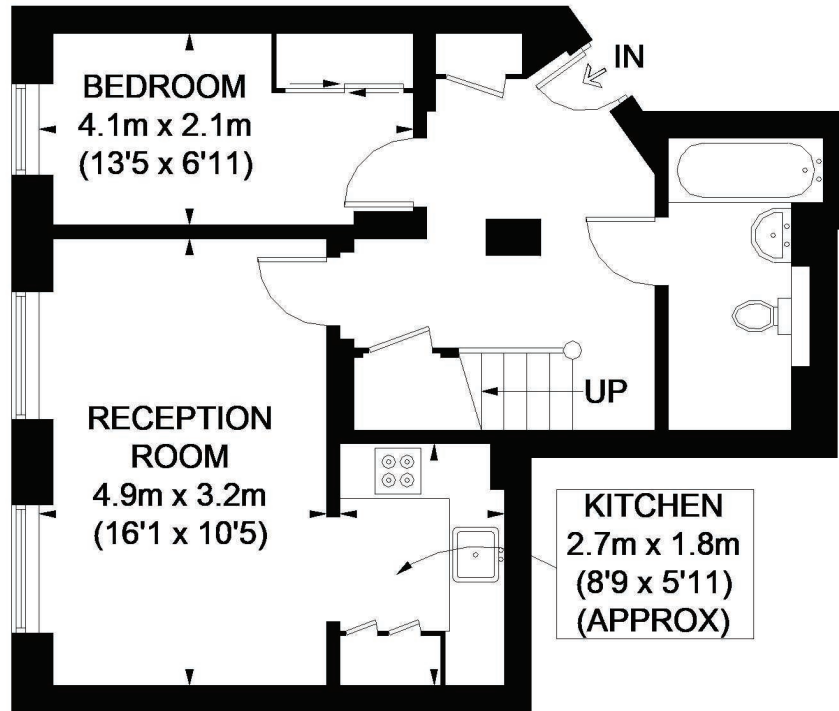
Hamptons  
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## The Property

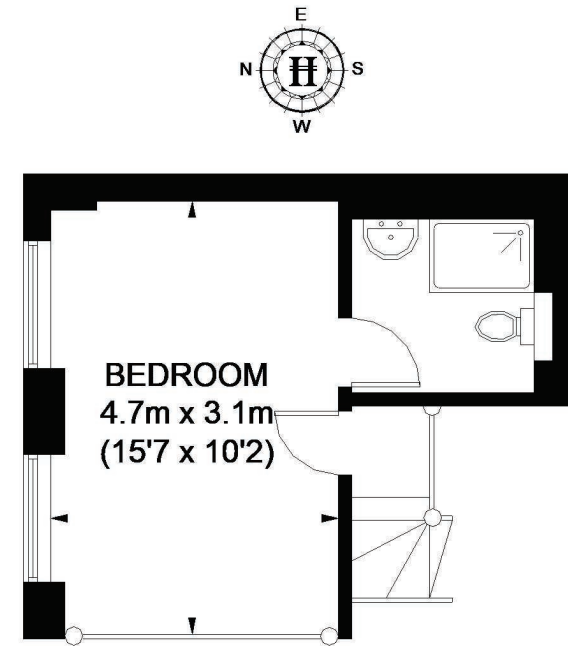
A stylish modern two bedroom apartment set within a secure gated development in the heart of Angel. The property offers a well designed living space comprising a spacious double bedroom with mezzanine level, a separate single bedroom, two contemporary bathrooms (one en-suite), and an impressive open-plan reception room with a sleek modern kitchen. Further benefits include wooden flooring throughout, excellent natural light, and secure fob-entry access within the private development. Wollaton House is ideally positioned moments from the vibrant amenities of Upper Street, with a selection of restaurants, bars, cafés, and boutiques. Angel Underground Station is also within easy reach, providing convenient connections across London.



## BATCHELOR STREET



### FIRST FLOOR



### SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
 FIRST FLOOR = 511 SQ. FT. (47.5 SQ. M.)  
 SECOND FLOOR = 203 SQ. FT. (18.9 SQ. M.)  
 TOTAL = 714 SQ. FT. (66.4 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property(ID136708)

#### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
		77	84
<small>For more information on energy ratings</small> <small>EU Directive 2002/91/EC</small>		<small>England &amp; Wales</small>	

