



UNDERWOOD STREET LONDON N1
£5,400 PER MONTH AVAILABLE NOW

Hamptons
 THE HOME EXPERTS

{ THE PARTICULARS

Underwood Street London N1

£5,400 Per Month
Part-furnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- ***AVAILABLE FOR SHORT LET ONLY***, - Two Double Bedrooms, - Two Bathrooms (One En-Suite), - Warehouse Conversion, - Exposed Brickwork, - Wooden Flooring Throughout, - Modern Finish, - Central Location, - Parking By Separate Negotiation, - Council Tax - Band F

Council Tax

Council Tax Band F

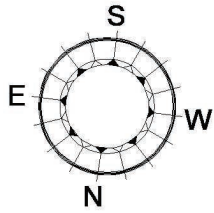
Hamptons
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The Property

SHORT LET: Set within an attractive warehouse conversion on a quiet street moments from Old Street Station, this exceptional two bedroom apartment combines characterful period features with contemporary finishes in a sought after central London location. The property comprises a spacious reception room towards the front of the property with ample space for entertaining, two generous double bedrooms, two bathrooms, one of which is en-suite and the other a Jack and Jill serving both the principal bedroom and entrance hall, a separate contemporary kitchen with integrated appliances and additional dining space with Juliette balcony. Underwood Street is ideally positioned for the excellent amenities of Shoreditch, Islington and the City. Old Street and Angel Underground stations are both within easy reach, providing swift access across London, while the cafés, restaurants and boutiques of Upper Street and Shoreditch, together with the scenic Regent's Canal, are all just a short walk away.



UNDERWOOD STREET



RECEPTION ROOM
5.88m x 4.90m
(19'3 x 16'1)

BEDROOM
4.06m x 3.38m
(13'4 x 11'1)

CH
9'10/3.0

DINING ROOM
11.55m x 3.03m
(37'11 x 9'11)

BEDROOM
6.35m x 2.75m
(20'10 x 9'0)

KITCHEN
3.10m x 2.70m
(10'2 x 8'10)

IN

UP

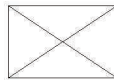
UP

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
1491 SQ. FT. (138.5 SQ. M.)



= CEILING HEIGHT



= SKYLIGHT / ROOF WINDOW

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 Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID548142)

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.

