

# MATTHEW JAMES

Residential Sales • Lettings • Management



Holloway Road, Upper Holloway, N19 3NU

**£1,650 Per Month**

We offer for rental an excellently priced one double bedroom 2nd floor flat well located for transport links into central London and a wide selection of high street shops within Holloway and Islington. The property features good quality fixtures and fittings throughout and is well designed to provide the maximum use of space. Available 26th March. Furnished.

## Second Floor

Accessed via a communal staircase.

### Entrance Hallway

Original stripped wood flooring, entry phone, coat hook rack.

### Reception



The reception area has an original stripped wooden floor and bright sunny aspect. Space saving fold away table and two large double glazed sash windows. Open to..

### Kitchen



A well fitted kitchen area with quality fixtures and fittings including integrated stainless steel oven with four ring gas hob and overhead extractor canopy. Wood effect wall and base units, black 'flecked' rolled worktop, tiled flooring.

### Double Bedroom



Positioned to the rear of the property this good sized bedroom has a large sash window and has been recently carpeted. Access to shower room.

### Shower Room

Shower cubicle.

### Separate W.C.

W.C., wash basin.

### Additional Information

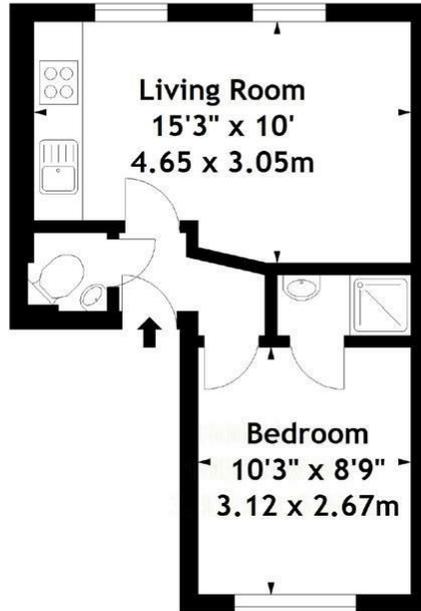
Islington Council Tax Band C

Holding Deposit - Equivalent To 1 Weeks Rent eg. £380

Full Deposit (including holding deposit) - Equivalent To 5 Weeks Rent eg. 5 x £380 = £1,900.00

# Floor Plan

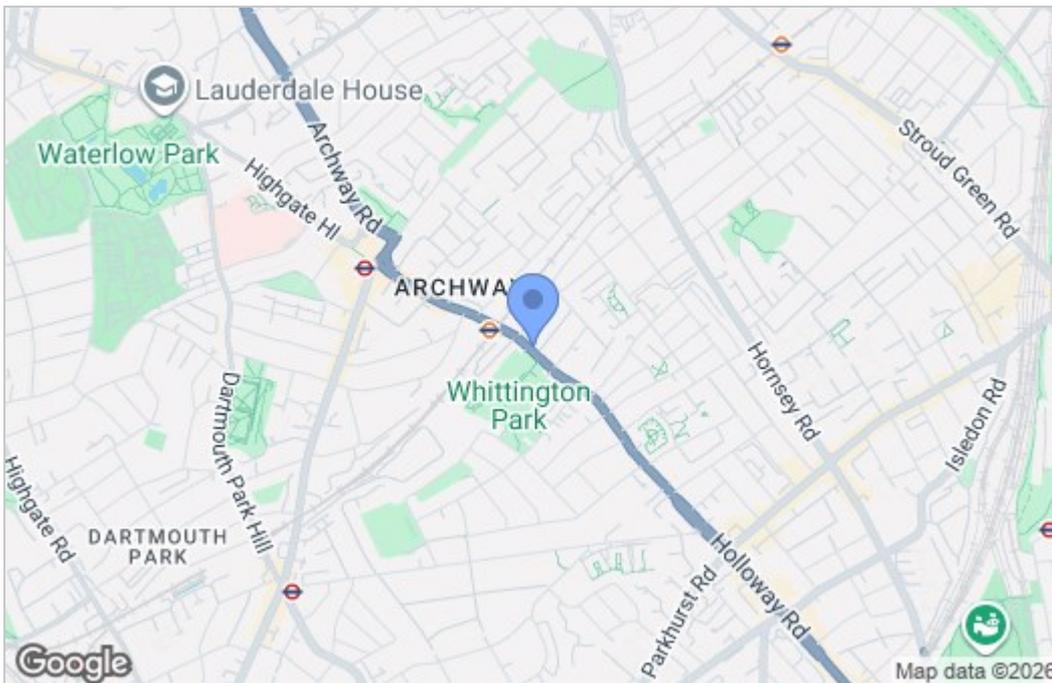
Holloway Road, N19  
 Approx. Gross Internal Area  
 289 Sq Ft - 26.85 Sq M



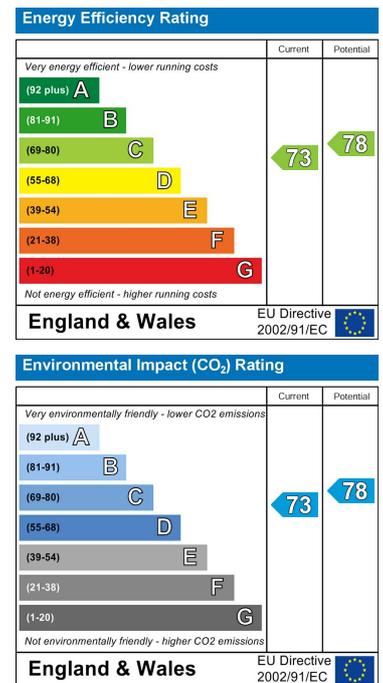
**Second Floor**

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.  
 This floor plan is for illustrative purposes only and is not to scale.  
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# Area Map



# Energy Efficiency Graph



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