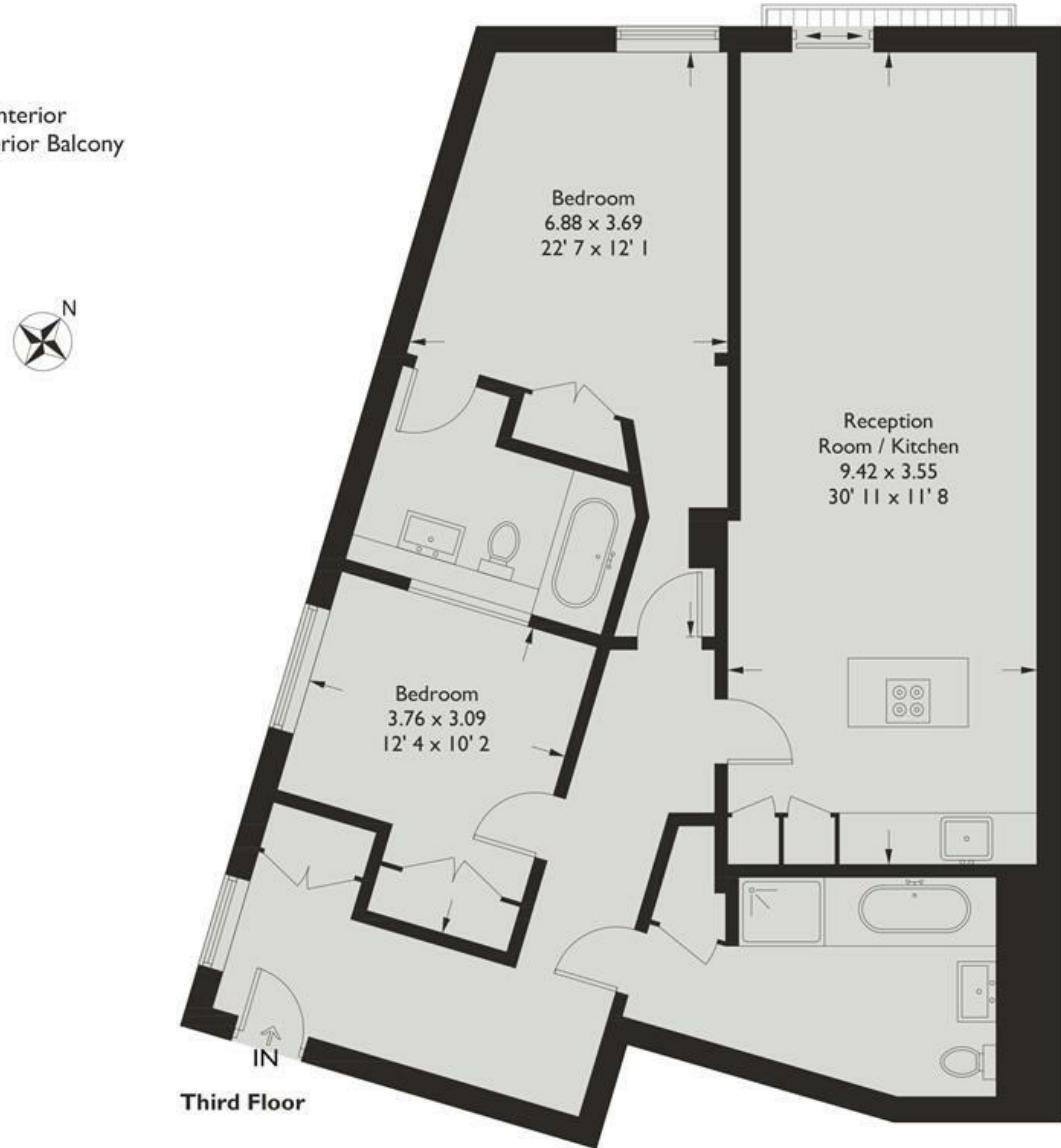




1010 SqFt Interior  
6 SqFt Exterior Balcony



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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**17 BLOCK C**

**2 BEDROOM | 2 BATHROOM | FLAT**



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
ISLINGTON

DEPOSIT AMOUNT:

£3,115\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- 2 DOUBLE BEDROOMS
- GATED DEVELOPMENT
- FURNISHED
- AVAILABLE 19TH JANUARY
- EPC RATING B
- 0.1 MILES FROM HOLLOWAY STATION

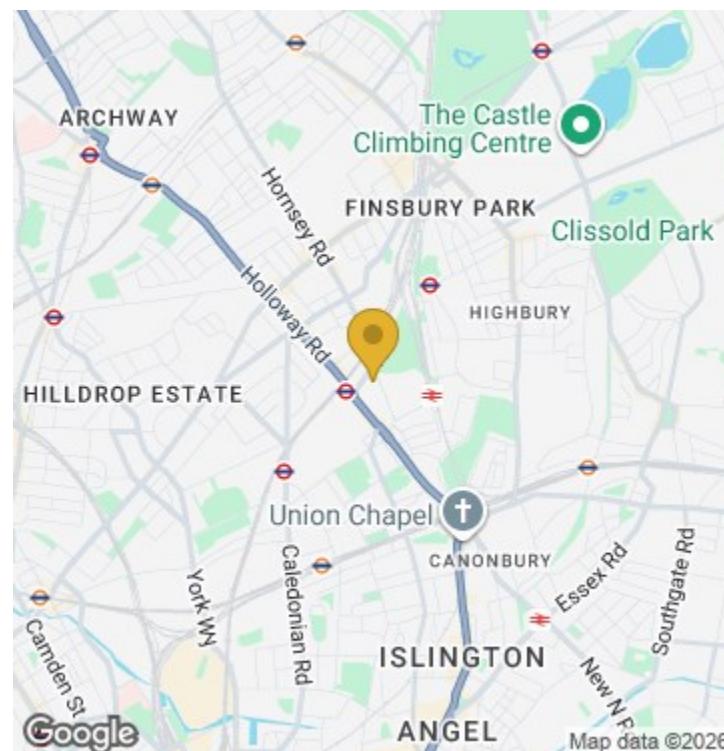
YOURS FOR  
£2,700 PCM

An abundance of natural light awaits inside, where sumptuous wood flooring sings against clean white walls and contemporary fixtures. In the open-plan reception and kitchen area you'll find a wealth of gloss cabinetry surrounding modern appliances and a large kitchen island with integrated hob/oven and space to cook up a storm.

Towards the rear of the space sits floor-to-ceiling sliding windows pouring more light across the living areas and providing access to a juliet balcony.

Next door you'll find one of two double bedrooms, each boasting sisal carpeting, crisp white walls and large casement windows with inbuilt wardrobe space to boot. The larger of the two also hosts an en suite three-piece bathroom in sumptuous champagne tones complete with large mirror, full size tub and overhead shower. The primary bathroom echoes the same design, accessed via the hallway and hosting a separate shower alongside the bath.

VIEW MORE ON  
OUR WEBSITE



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



BEDROOMS: 2  
 BATHROOMS: 2  
 RECEPTIONS: 1