



{ HEMINGFORD ROAD LONDON N1
£7,000 PER MONTH AVAILABLE 15/10/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Hemingford Road London N1

£7,000 Per Month
Part-furnished

 3 Bedrooms
 1 Bathroom
 2 Receptions

Features

- Beautifully Converted Period Home, -
Three Bedrooms (Two Doubles), - Modern
Bathroom With Large Walk In Shower, -
Additional WC, - Contemporary Kitchen
With Separate Dining Space, - Large
Reception Room, - Period Features Such
As Original Wooden Floors And Large
Sash

Windows, - Landscaped Garden With
Seating Areas, - Sought After Residential
Area With Independent Cafes, - Council
Tax - Band G

Council Tax

Council Tax Band G

Hamptons
97-99 Upper Street
Islington, London, N1 ONP
0207 359 5675
islingtonlettings@hamptons-int.com
www.hamptons.co.uk

The Property

A charming three bedroom period house with a carefully landscaped garden, situated on a sought after road in the heart of Barnsbury. The property comprises three bedrooms, two of which are double, and all of which are situated on the top floor of the property with a modern bathroom with large walk in shower on the half landing. An additional WC is located between the two living spaces. The ground floor boasts an impressive kitchen with separate dining space, thoughtfully designed with contemporary cabinetry, a generous central island and stainless steel worktops. A large sash window overlooking the garden brings an abundance of natural light into the space. A further living and dining space occupies the lower ground floor, creating a calm and secluded space for everyday living. Period features flow throughout the property including original wood floors, feature fireplaces and wooden shutters. Hemingford Road is ideally placed for independent restaurants and cafes in a beautiful residential setting, with excellent transport links nearby via both Angel and Highbury & Islington Underground station as well as Caledonian Road & Barnsbury Overground, with the newly developed Coals Drop Yard at Kings Cross only a short walk away.



HEMINGFORD ROAD

Approximate Gross Internal Area (excluding reduced headroom / External cupboard)

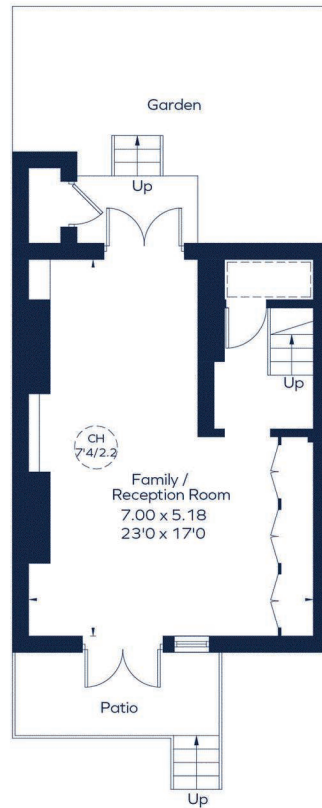
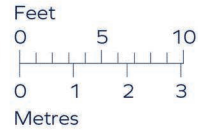
Lower Ground floor = 391 sq. ft. (36.3 sq. m.)

Raised Ground floor = 492 sq. ft. (45.7 sq. m.)

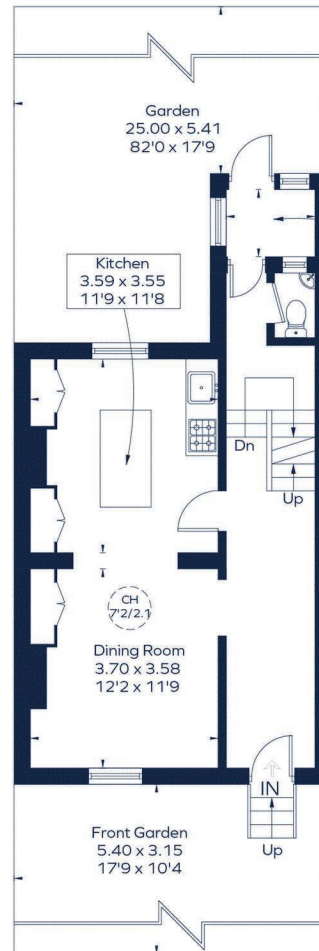
First floor = 490 sq. ft. (45.5 sq. m.)

Reduced headroom = 13 sq. ft. (1.2 sq. m.)

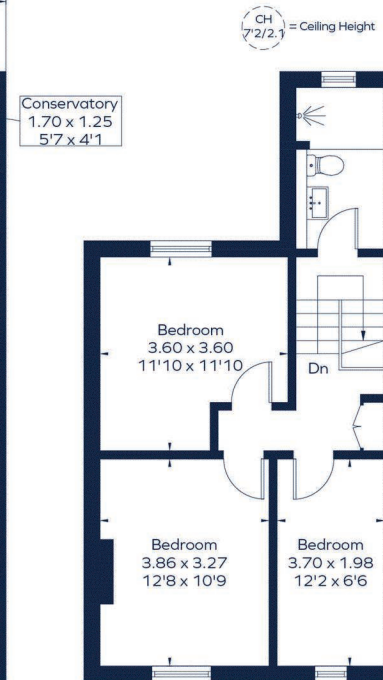
Total = 1386 sq. ft. (128.7 sq. m.)



Lower Ground Floor



Raised Ground Floor



First Floor

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. ID 1332982

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.

