



{ ENGLEFIELD ROAD LONDON N1  
£650 PER WEEK AVAILABLE 09/11/2026

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Englefield Road London N1

£650 Per Week  
Part-furnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

## Features

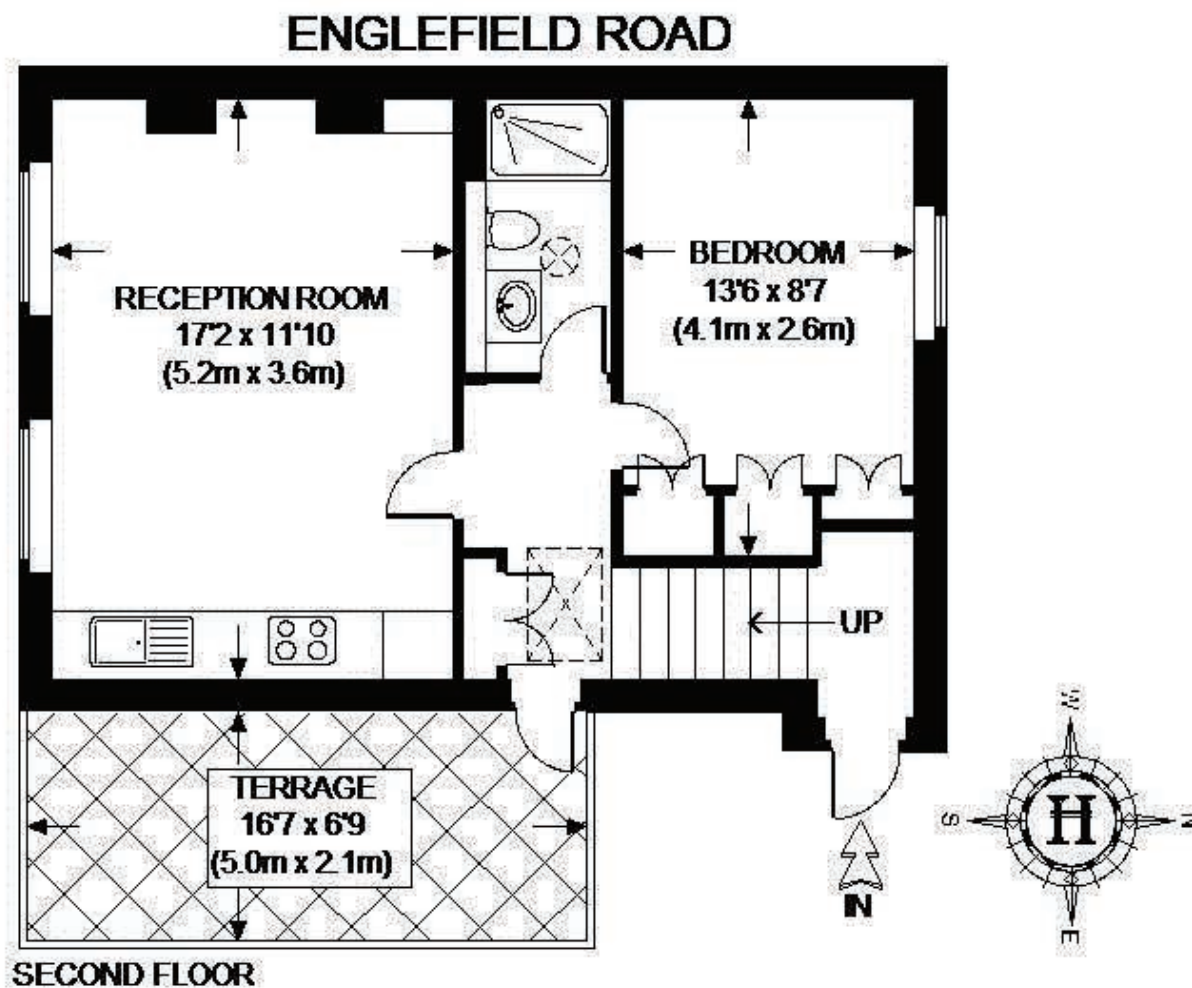
- One Double Bedroom, - Bathroom With Walk In Shower, - Integrated Kitchen, - Bright Reception, - Quality Appliances, - Wooden Floors and High Ceilings, - Original Features with Modern Décor, - Private Roof Terrace, - Council Tax - Band C  
Council Tax Band C

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## The Property

Situated on a peaceful residential road in the heart of De Beauvoir, this beautifully presented one-bedroom apartment boasts its own private roof terrace. Occupying the top floor of a charming period conversion, the property features a spacious open plan reception room with a fully fitted kitchen, a well proportioned double bedroom with built-in storage, and a contemporary bathroom complete with a separate shower cubicle. Further benefits include wooden flooring throughout, high ceilings, double-glazed sash windows and attractive exposed brickwork in the reception room, adding character and charm to the living space. Ideally located on Englefield Road, just moments from Essex Road, the property enjoys excellent transport links, with Essex Road Overground and Angel Underground stations nearby, alongside a variety of bus routes and cycle routes, as well as neighbouring the local cafes, restaurants and amenities of Southgate Road.





**APPROXIMATE GROSS INTERNAL AREA =**

**TOTAL = 436 SQ.FT. (40.5 SQ. M.)**

**This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & 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.**

#### 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 |         |           |
|--------------------------|---------|-----------|
| Energy Efficiency Rating | Current | Potential |
| A (92-100)               |         |           |
| B (81-91)                |         |           |
| C (69-80)                |         |           |
| D (55-68)                |         |           |
| E (39-54)                |         |           |
| F (22-38)                |         |           |
| G (1-21)                 |         |           |
|                          | 76      | 76        |
| England & Wales          |         |           |

