

HEMINGFORD ROAD LONDON N1

£8,000 PER MONTH AVAILABLE 19/01/2027

Hamptons

THE HOME EXPERTS

THE PARTICULARS

Hemingford Road London N1

£8,000 Per Month
Unfurnished

- 4 Bedrooms
- 3 Bathrooms
- 2 Receptions

Features

- Four Bedrooms, - Three Bathrooms (One En-Suite), - Double Reception, - Large Kitchen/Diner, - Italian Format Porcelain Tiles with Under Floor Heating (Kitchen), - Solid Oak Herringbone Parquet Flooring (Living Room and Bedrooms), - Well Maintained Garden, - Garage with Parking, - Offered Unfurnished, - Council Tax - Band G

Council Tax

Council Tax Band G

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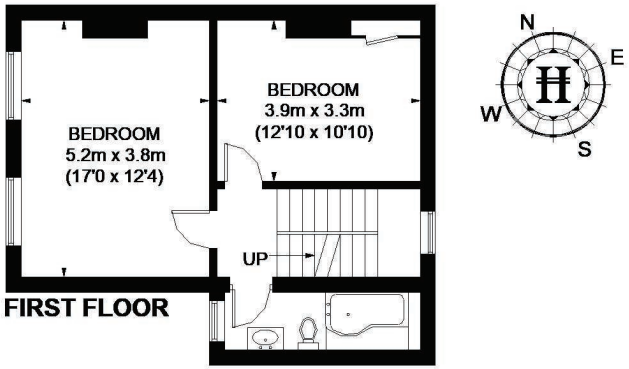
The Property

Set in the heart of Barnsbury is this beautifully presented, four bedroom end of terrace family home with private garden. The property is offered with high quality contemporary fixtures and fittings throughout. Configured over four floors, the property boasts, at garden level, a spacious kitchen/diner with separate utility room and pantry, W.C. equipped with shower, and access to a large landscaped garden and garage. On the raised ground floor is a double reception, and on the first floor are two double bedrooms and family bathroom. The main suite and a fourth double bedroom are on the second floor. The property benefits from under floor heating in the kitchen/diner and solid oak herringbone parquet flooring in the reception and all bedrooms. The property is offered unfurnished and has the rare addition of a garage with remotely operated electric doors (accessed via Lofting Road) offering off street parking for one car and added storage. Hemingford Road is a desired street in the centre of Islington, in close proximity to Caledonian Road & Barnsbury Overground and Angel Underground station, along with the vibrant amenities, bars and restaurants of Upper Street.

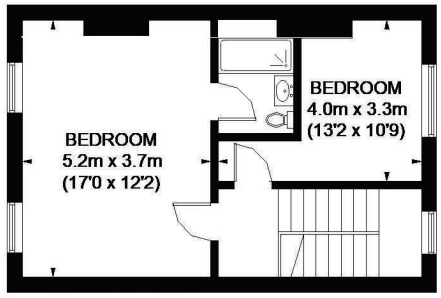




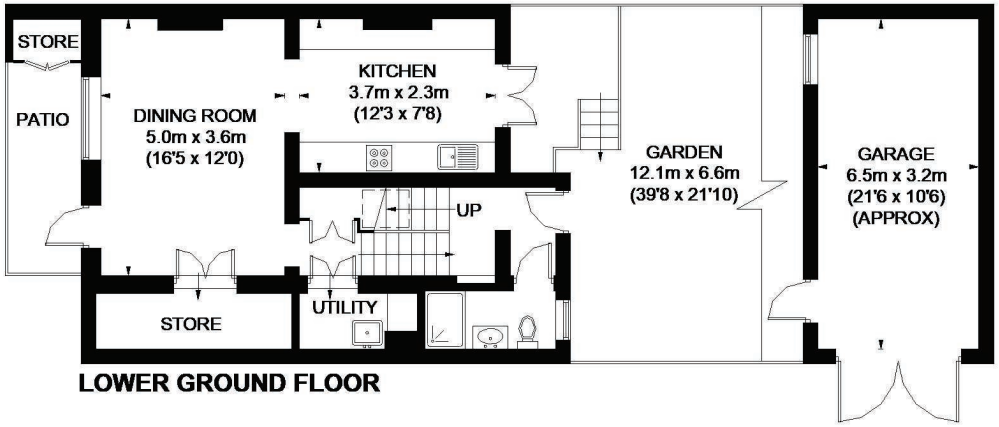
HEMINGFORD ROAD



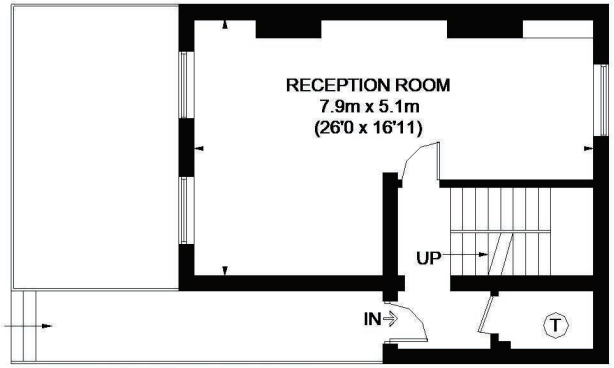
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR

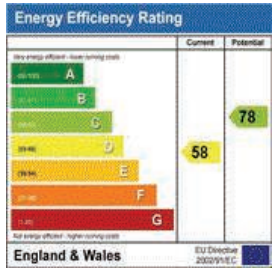


RAISED GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
LOWER GROUND FLOOR = 594 SQ. FT. (55.2 SQ. M.
RAISED GROUND FLOOR = 498 SQ. FT. (46.3 SQ. M.
FIRST FLOOR = 497 SQ. FT. (46.2 SQ. M.)
SECOND FLOOR = 436 SQ. FT. (40.5 SQ. M.)
GARAGE = 231 SQ. FT. (21.5 SQ. M.)
EXT. STORE (APPROX.) = 16 SQ. FT. (1.5 SQ. M.)
REDUCED HEADROOM
7 SQ. FT. (0.7 SQ. M.)
TOTAL = 2279 SQ. FT. (211.9 SQ. M.)

= REDUCED HEADROOM BELOW 1.5M / 5'0

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 Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID175065)



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.












ESTABLISHED 1868
THE HOME EXPERTS