

BLACK KATZ

Management & Lettings



1 Bedroom Flat Rent In CALEDONIAN ROAD £ 425pw (£1841 pcm)

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A fantastic one double bedroom flat set on the first floor of a large period house minutes to Caledonian Road Tube. The property has a large open plan modern kitchen lounge, high ceilings, neutral decor, wood floors, sash windows and access to a large communal garden. Hartham Road is situated within easy reach of the superb amenities of Holloway and Islington while providing motorists with quick and easy access to the A1 Road links out of London and to the North.
E.P.C. RATING: D

Property Features

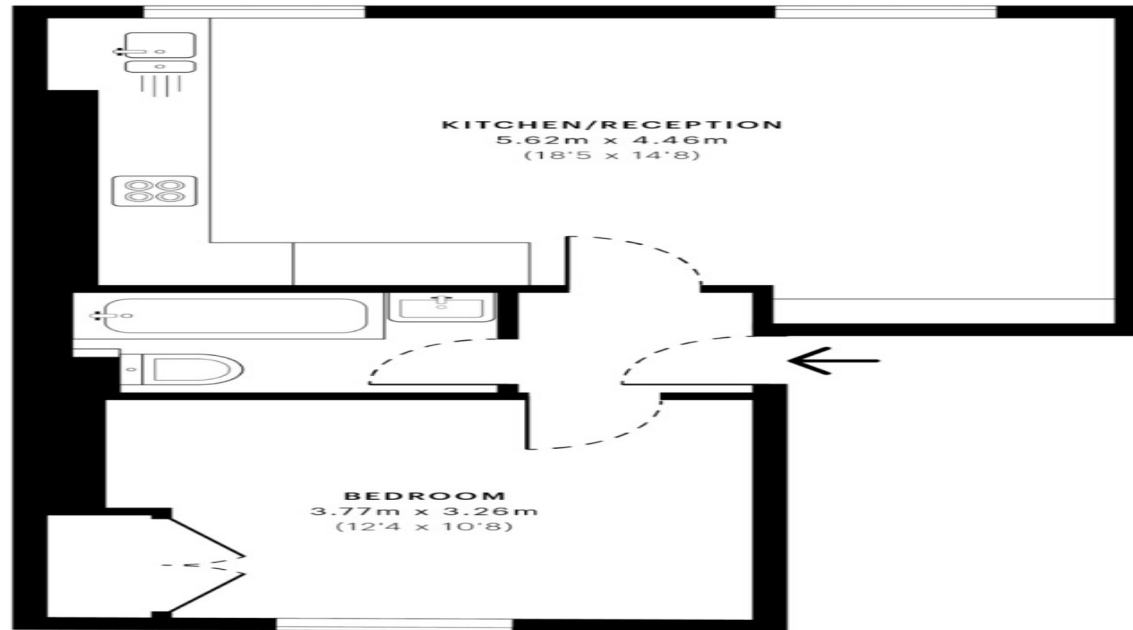
. Communal Gardens . Wood Floors . Washing Machine . Fitted Kitchen . Tiled bathroom . Period Conversion . Central Heating . Good decorative order

Place of Interest Locally

North London Guitar Lessons, NLP Performance Coaching - 0.16 miles. The Gower School - 0.18 miles. Hungerford Children's Centre - 0.21 miles. The Bridge Primary School - 0.28 miles. City and Islington College - Centre for Business, Arts and Technology - 0.34 miles. The Bridge Secondary School - 0.4 miles. piano organ keyboard tuition - 0.4 miles. Bright Horizons Mount Carmel Day Nursery and Preschool - 0.4 miles. MahaDevi Yoga Centre - 0.44 miles. Filhos de Bimba School of Capoeira London - 0.47 miles. Pikuach - 0.51 miles. Sonic Crew London - 0.52 miles. CCFL - 0.54 miles. St Mary Magdalene Academy, Islington - 0.54 miles. Montessori Garden Nursery School - 0.58 miles.




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— First Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
40.40 sqm / 434.86 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
38.66 sqm / 416.13 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 40.06 sqm / 431.20 sqft

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We aim to make our particulars both accurate and reliable. However they are not guaranteed, nor do they form part of an offer or contract. If you require clarification on any points then please contact us.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.