



ALMORAH ROAD, LONDON, N1  
£2,249 PER MONTH FURNISHED, UNFURNISHED

A WELL PROPORTIONED TWO BEDROOM COTTAGE  
STYLE PROPERTY BOASTING SPACIOUS ROOMS AND  
OUTSIDE SPACE

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

**Winkworth**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

Situated in the heart of Islington is this well proportioned two bedroom cottage style property boasting spacious rooms and is set on a pretty residential street.

Located on the lower ground floor and raised ground floor it comprises a large reception room with smart open-plan kitchen, large master bedroom, second double bedroom and two bathrooms.

EPC Rating C.

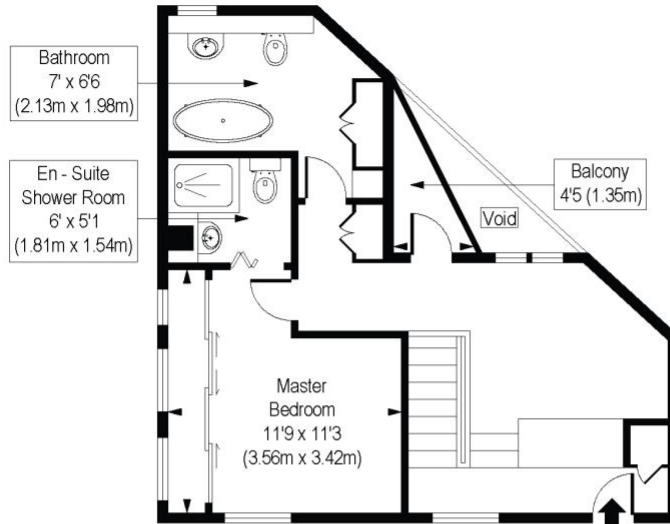
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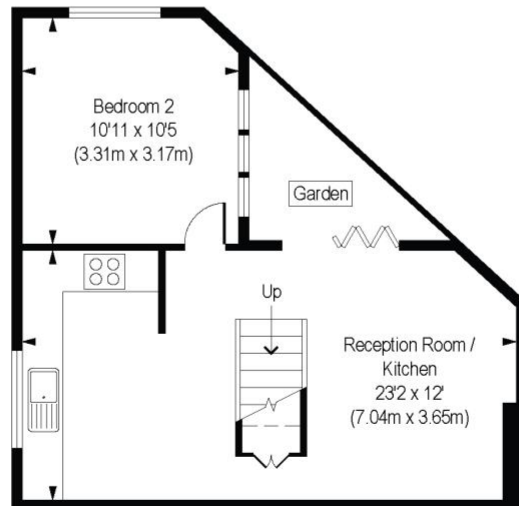
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# Cottage Almorah Road, N1

Approx. Gross Internal Area 794 sq. ft / 73.79 sq. m



Ground Floor  
Gross Internal  
Floor Area 399 sq ft



Lower Ground Floor  
Gross Internal  
Floor Area 395 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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