



ENGLEFIELD ROAD, LONDON, N1  
**£395 PER WEEK FURNISHED**

**A FIRST FLOOR ONE BEDROOM PERIOD CONVERSION LOCATED  
OFF ESSEX ROAD AND WITHIN EASY REACH OF Highbury &  
ISLINGTON**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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:

A first floor one bedroom period conversion located off Essex Road and within easy reach of Highbury & Islington, Essex Road and Angel stations. The accommodation offers a beautifully presented double bedroom, kitchen, living room and bathroom.

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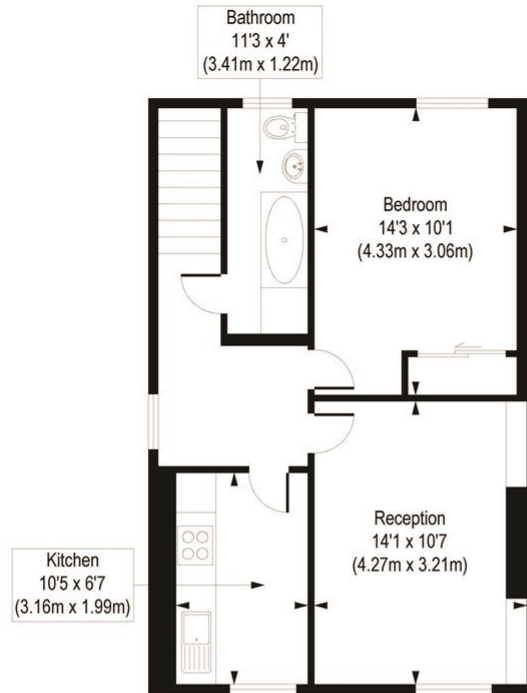




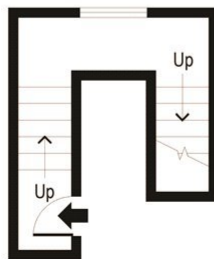
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## Englefield Road, N1

Approx. Gross Internal Floor Area 569 sq. ft / 52.89 sq. m



Second Floor  
Gross Internal  
Floor Area 505 sq ft



First Floor  
Gross Internal  
Floor Area 64 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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