



**BARNSBURY ROAD, BARNSBURY, N1**  
**£365 PER WEEK UNFURNISHED**

## A TWO BEDROOM FLAT ON THE FIRST FLOOR OF AN ATTRACTIVE GEORGIAN TERRACED HOUSE

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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 one bedroom flat on the first floor of an attractive Georgian terraced house. This bright property's benefits from a reception room with floor to ceiling windows, a separate kitchen with breakfast bar, one double bedroom, and one single bedroom. Barnsbury Road is a very desirable, and accessible location, with both Angel and Kings Cross stations nearby, plus the shops, bars and restaurants on Upper Street. Unfurnished.

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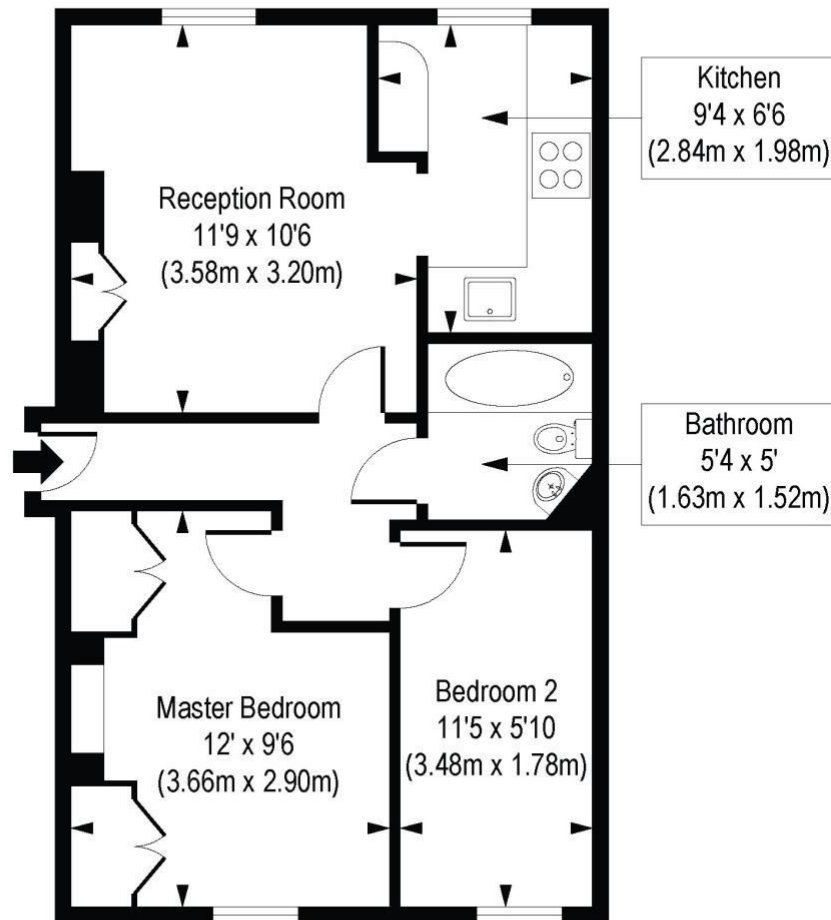




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Barnsbury Road, N1

Approx. Gross Internal Area 426 sq ft / 39.62 sq m



First Floor

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	73	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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