



**BARNSBURY STREET, BARNSBURY, N1**  
**£600 PER WEEK FURNISHED**

**THIS SUPERB, HIGH-SPEC ONE BEDROOM GARDEN FLAT IS  
 FINISHED TO THE HIGHEST STANDARDS SITUATED IN THE  
 HEART OF BARNSBUR**

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.

[winkworth.co.uk](http://winkworth.co.uk)

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## DESCRIPTION:

Winkworth are proud to offer this superb one bedroom garden flat finished to the highest standards, situated in the heart of Barnsbury. Standing at almost 675sqft with original pine floorboards throughout and many period features this property is essential viewing. The apartment is arranged on the ground floor and comprises of a brand new eat-in kitchen with double oven, at the front of the property is a large reception room with marble fire place, the high end shower room features high-spec chrome fittings and the rear bedroom is lovely and bright leading out into a secluded garden and patio. Barnsbury Street is a quiet one-way road in the heart of Barnsbury, close to Lonsdale Square and is only a short walk to Angel Underground Station and Upper Street. Furnished.

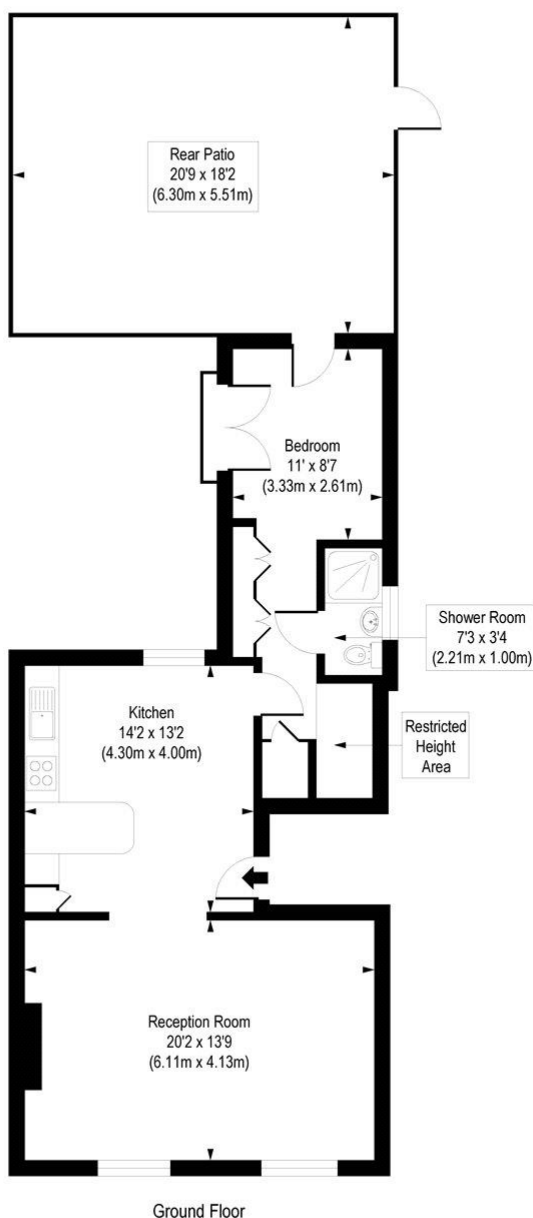
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Approx. Gross Internal Floor Area 674 sq. ft / 62.60 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 651 sq. ft / 60.50 sq. m (Excluding Restricted Height Area)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	EU Directive

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