



**NEWBERY HOUSE, NORTHAMPTON STREET, ISLINGTON, N1
£380 PER WEEK UNFURNISHED**

**A LARGE ONE BEDROOM FLAT IN A PURPOSE BUILT
BLOCK CLOSE TO ESSEX ROAD TRAIN STATION**

Shoreditch | 020 7749 7650 | shoreditch@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

Winkworth

See things differently



DESCRIPTION:

A spacious one bedroom flat in a purpose built block close to Essex Road train station and within easy reach of Angel and Highbury & Islington tube stations. The accommodation offers spacious living including large reception room, big separate kitchen, recently refurbished bathroom and double bedroom. Available immediately and offered Unfurnished.

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— Fourth Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property.
56.0 Sqm / 603.0 Sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
54.2 Sqm / 583.5 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
56.8 Sqm / 611.0 Sqft

IPMS 3C RESIDENTIAL
54.9 Sqm / 591.5 Sqft

SPEC ID
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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.