



**WAKEHAM STREET, ISLINGTON, N1**  
**£370 PER WEEK FURNISHED**

# AN EXCEPTIONALLY BRIGHT AND WELL PRESENTED ONE BEDROOMED THIRD FLOOR FLAT

**Islington** | 020 7354 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.



## **DESCRIPTION:**

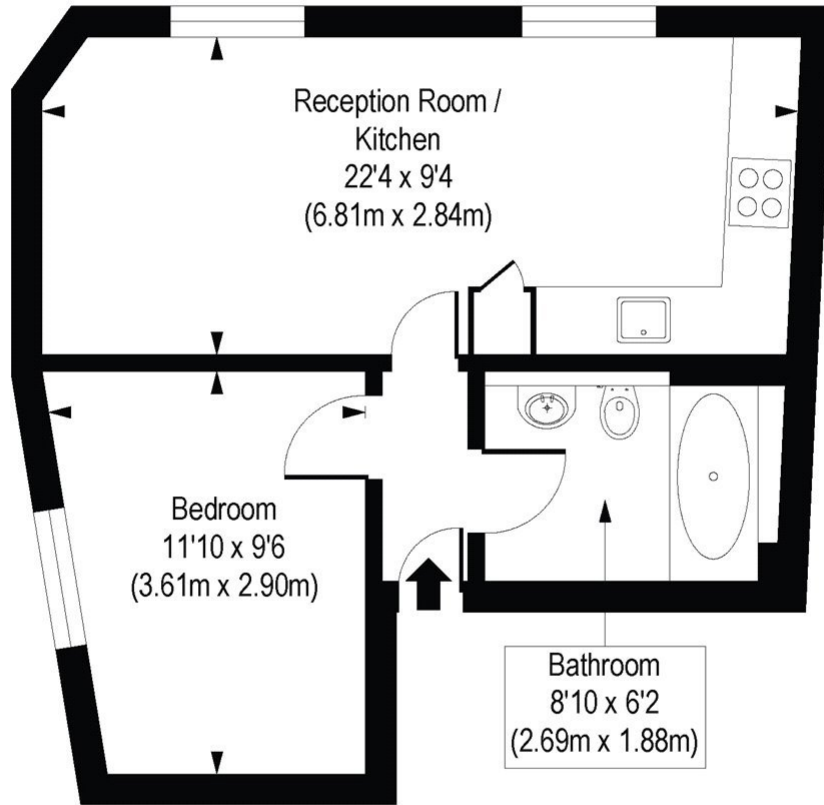
This exceptionally well presented one bedroomed third floor flat features a bright reception room with a modern open-plan kitchen with space for dining. The property also comprises a good-sized bedroom and bathroom.

Situated moments from the amenities of Essex Road and within easy reach of the extensive shops, bars and restaurants of Upper Street, Wakeham Road is close to a superb range of shops and amenities. The nearest underground station is Highbury & Islington (National Rail and Victoria Line).



# Wakeham Street, N1

Approx. Gross Internal Floor Area 392 sq. ft / 36.42 sq. m



Third Floor

COMPLIANT WITH BCS 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			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	