



**BENWELL ROAD, LONDON, N7**

**£565 PER WEEK FURNISHED, PART FURNISHED, UNFURNISHED**

**WINKWORTH ARE PLEASED TO OFFER THIS LARGE, NEWLY  
CONSTRUCTED TWO BEDROOM MAISONETTE WITH  
PRIVATE GARDEN/PATIO**

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

**Winkworth**

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)**

**See things differently**



## DESCRIPTION:

Winkworth are pleased to offer this large, newly constructed two bedroom maisonette with private garden/patio. Standing at over 860sqft the property comprises of a large open plan reception room with kitchen on the ground floor, upstairs holds two double bedrooms and two state of the art bathrooms -one en-suite. Benwell Road is located just off Holloway Road, which offers a wide selection of local amenities. Upper Street is also close by with its bustling restaurants and bars. The excellent transport links into and out of central London include Holloway Road (Piccadilly Line) Drayton Park or Highbury & Islington stations.

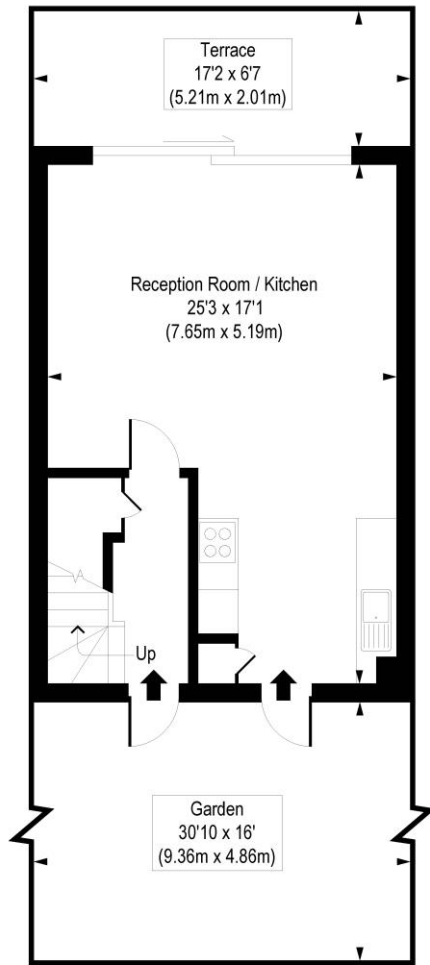
**Winkworth**



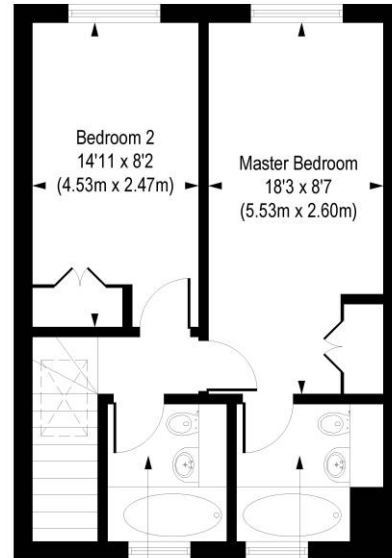
**Winkworth**

# Benwell Road, N7

Approx. Gross Internal Floor Area 866 sq. ft / 80.43 sq. m



Ground Floor  
Gross Internal  
Floor Area 432 sq ft



First Floor  
Gross Internal  
Floor Area 434 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.

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

**Winkworth**

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

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.