



**BASEMENT FLAT, NORTHDOWN STREET, KINGS CROSS, N1  
£500 PER WEEK FURNISHED**

## **A LARGE TWO DOUBLE BEDROOM LOWER GROUND PROPERTY**

**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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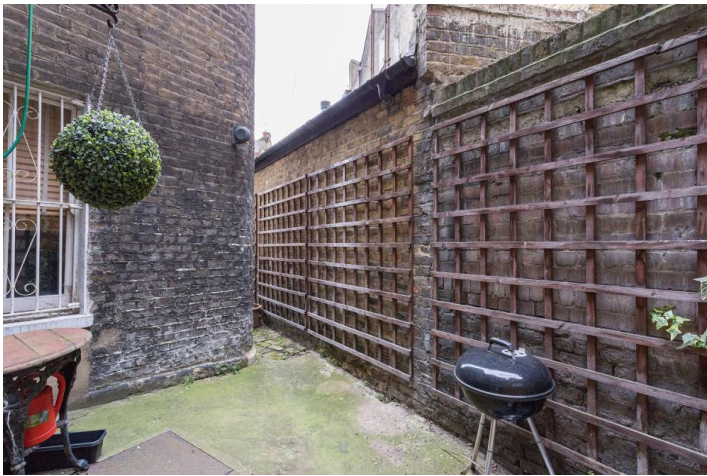
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### **DESCRIPTION:**

A large two double bedroom lower ground property which has been refurbished to a high standard offering excellent living space within excellent location to both Angel and Kings Cross. The property comprises two double bedrooms, large lounge, separate kitchen and bathroom. Small patio area to the rear of the property. Furnished. Call now to view!

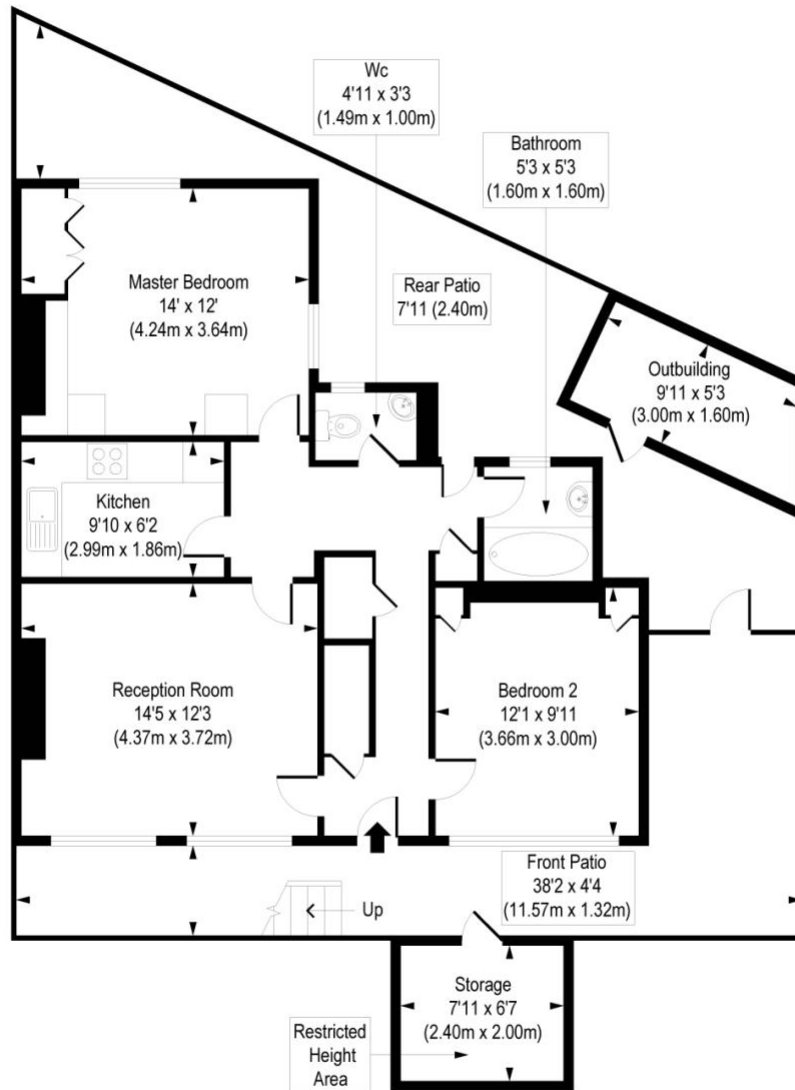
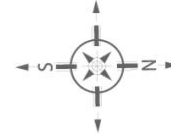
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# Northdown Street, N1

Approx. Gross Internal Floor Area 862 sq. ft / 70.77 sq. m  
 (Approx. Gross Internal Floor Area 886 sq. ft / 82.37 sq. m  
 Including Restricted Height Area, Storage & Outbuilding)



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			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive			

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