



ISLINGTON PROPERTIES



## Belitha Villas

Barnsbury, N1

£2,250 Per Month

£2,596 Deposit

Available from: 19th May 2025

Superb top floor flat converted from this handsome Victorian property, located on a grand tree lined road in the heart of Barnsbury. The flat offers a southerly aspect reception room and boasts a triple aspect that magnifies the sense of space and light. Well located for Caledonian Road and Barnsbury station (Overground) and Highbury and Islington station (Victoria Line), with local amenities within easy reach.

- Top floor flat
- Bright and airy
- Prime Barnsbury location
- Retains period charm
- Close to local garden squares
- Good size reception room
- Great transport links
- Council Tax: Band E

### Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



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## Additional information

Heating: Gas Central Heating

Electricity Supply: Mains

Water Supply: Mains

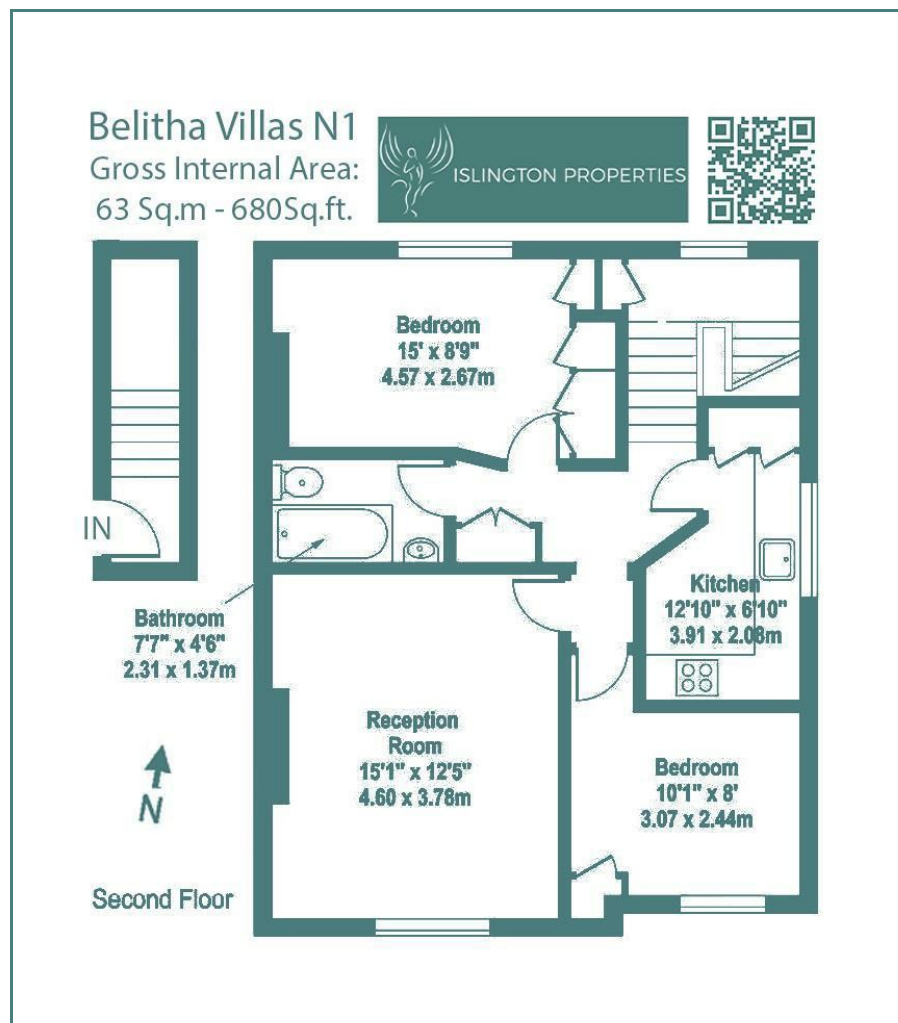
Sewerage: Mains

Broadband Availability: Predicted Standard, Superfast and Ultrafast speeds (Ofcom)

Mobile Signal: Predicted likely voice coverage for O2, limited coverage for Three and Vodafone. No coverage for EE (Ofcom)

Parking: Street parking via permit from local council

### Floor Plan



### Area Map



### Energy Efficiency Graph

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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