



**Queensbury Street, , London, N1 3AD**

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HERE TO GET *you* THERE

**£4,000 Per Calendar Month**

# Queensbury Street, , London, N1 3AD

## DESCRIPTION

This spacious three-bedroom maisonette perfectly blends contemporary style with urban convenience, creating an ideal home for both families and individuals.

Upon entering, you'll be welcomed by an open-plan living area that exudes spaciousness and light. The bespoke kitchen, equipped with underfloor heating and integrated appliances, seamlessly connects to a generous dining area designed for entertaining. Adjacent to this, the cosy lounge offers a comfortable spot for relaxation. Bifold doors open onto a private garden, a peaceful outdoor retreat perfect for unwinding and a guest WC.

Upstairs you will find 3 double bedrooms, all with fitted wardrobes and beautifully presented family bathroom.

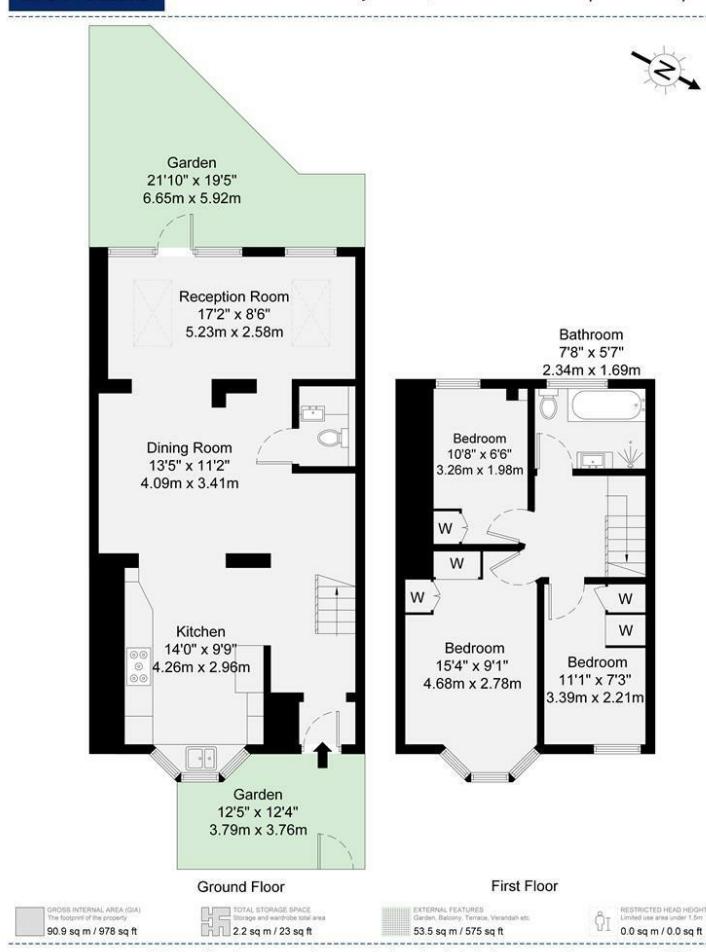
The maisonette's prime location ensures you're never far from essential amenities, plus a wide selection of restaurants and cafes to explore. For families, top-rated schools such as Highbury Fields School (Outstanding) and St. John's Highbury Vale Primary School (Good) are within easy reach, while an outdoor playground and park directly across the street add to the appeal. Added conveniences include secure bike storage.

The lively neighbourhood offers diverse leisure options, from gyms and parks to cinemas and nightlife, catering to all tastes and lifestyles. Excellent transport links make it easy to navigate London, and nearby attractions, libraries, and healthcare facilities further enhance the quality of life.

This exceptional property offers the perfect chance to experience the best of Islington living.







### Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.