

# HUNTERS<sup>®</sup>

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## Londesborough Road

London, N16 8RP

£2,395 Per Month



This spacious 562 sq ft (52 sq m) one bedroom lower ground floor garden flat sits within an elegant Victorian terrace on the ever popular Londesborough Road in the heart of N16, and benefits from its own private entrance.

Beautifully presented throughout, the property features a generous open plan reception with a newly fitted kitchen spanning over 23 ft (7.2 m). The living space enjoys wooden flooring, good ceiling height, built in shelving and double doors opening directly onto a private patio garden.

The kitchen is smartly finished with wooden worktops, metro tiled splashbacks and ample storage, and the layout flows naturally towards the bathroom which is fitted with a full sized bath and overhead shower.

Positioned at the front of the property, the bay fronted double bedroom is an excellent size with space to work from home and room for wardrobes and additional furniture.





## A map of the Clissold Park area in London. The map shows Clissold Park in green, with a brown pin marking a location. To the north is The Castle Climbing Centre, marked with a green pin. To the west is Highbury. To the south is Shacklewell. A blue line represents Amhurst Rd, and a grey line represents Dalston. The map is credited to Google and includes the text 'Map data © 2026'.

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**Energy Efficiency Rating**

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		
(1-30) G		
Not energy efficient - higher running costs		

Current: 61 Potential: 76

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A		
(81-plus) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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