

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Halton Road

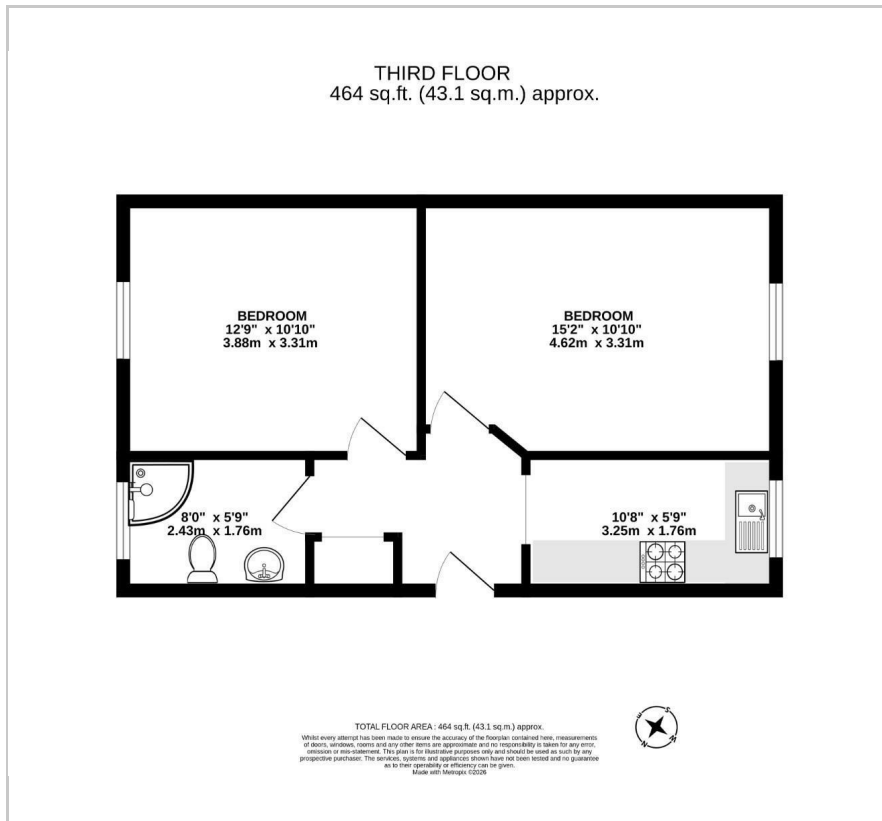
, London, N1 2BW

£2,150 Per Calendar Month

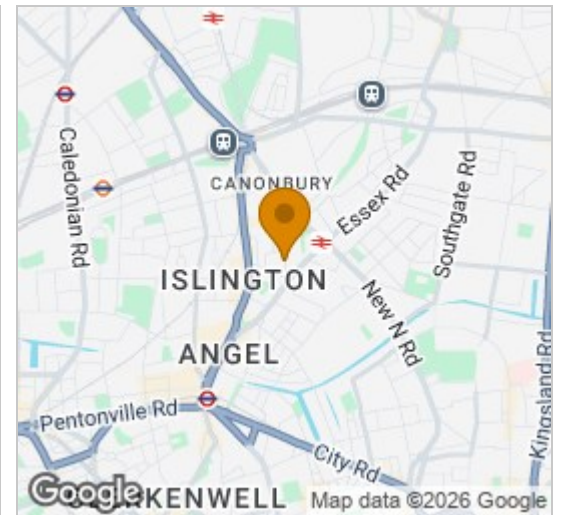


Council Tax:

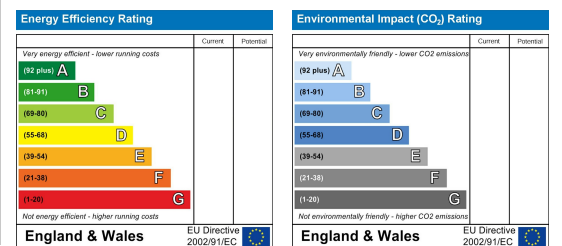
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Highbury & Islington Lettings Office on 020 7704 0664 if you wish to arrange a viewing appointment for this property or require further information



\*\*\* NEWLY RENOVATED \*\*\*

Set within the well-maintained and sought-after block, this generously sized 1-bedroom flat offers comfortable living in a prime Islington location. The property is ideal for a professional tenant or couple looking for space, character, and convenience.

The flat features a large double bedroom with plenty of space for storage, a spacious living room perfect for relaxing or entertaining, and a separate fully modern kitchen equipped with modern appliances. Further benefiting a full-size bath with shower.

Situated in the heart of N1, the flat benefits from excellent transport links via Essex Road, Highbury & Islington, and Angel stations, offering quick access to the City and West End. Just a short stroll away, Upper Street provides a vibrant mix of boutique shops, restaurants, bars, and cafes, while nearby green spaces such as Highbury Fields offer a welcome retreat from city life.

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.

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**