



Nelson Terrace, London NI



Nelson Terrace, London N1

This house has been renovated internally to a high specification and the accommodation comprises two good size double bedrooms on the top (second) floor with the use of a shower room accessible from both bedrooms.

The master bedroom is located to the first floor and benefits from integrated wardrobe space and en-suite access to the family bathroom, which has been beautifully designed with a separate shower and a double ended roll top bath tub. On the ground floor can be found the elegant through reception room, with the lower ground being the heart of the home, with an open-plan kitchen, reception/dining room followed by a conservatory extension, opening to a private rear garden.

A guest WC can also be found to this level. To the front, and located within one of the old coal holes is a fantastic storage vault where personal belongings can be stored.



Guide price: £5,500 per calendar month

Furniture: Available unfurnished

Minimum length of tenancy: 12 months

Deposit: £7,615.38

Local authority: London Borough of Islington

Council tax band: G

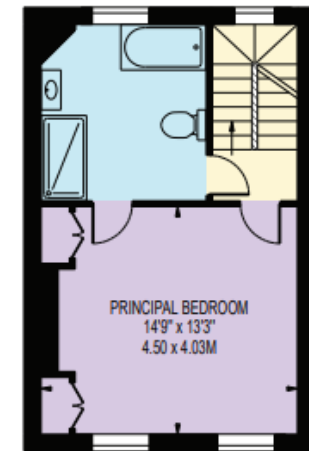
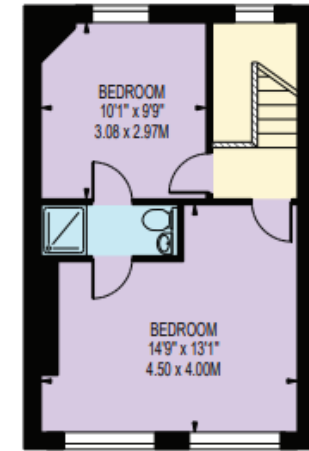
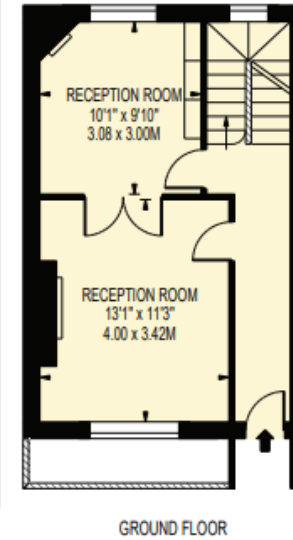
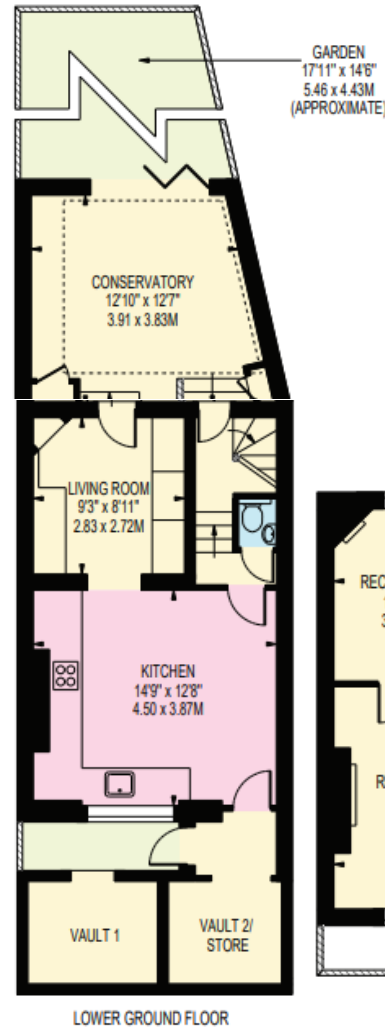
Location

Nelson Terrace is a delightful quiet residential area with easy access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street, Camden Passage and Exmouth Market. Angel Underground (Northern Line) provides convenient access to both the City and the transport hub that is Kings Cross/ St Pancras International, with superb bus routes on St John Street, Upper Street and City Road which provide easy access to the City, Shoreditch and the West End.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



NELSON TERRACE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1685 SQ FT - 156.54 SQ M

(INCLUDING VAULT 1)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1636 SQ FT - 152.00 SQ M

(EXCLUDING VAULT 1)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF VAULT 1: 49 SQ FT - 4.56 SQ M

Knight Frank

Islington

321-322

Upper St

London N1 2XQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2023. Photographs and videos dated March 2023.

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