



Colebrooke Row, London **NI**

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# Colebrooke Row, London N1

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This five storey Georgian townhouse is ideally located for all the amenities of central Islington and offers over 3,700 sq ft of beautifully appointed accommodation.

There are two bright and airy reception rooms on the raised ground floor, the second of which can be used as a further bedroom if required.

A smart, modern kitchen can be found on the lower ground floor, together with a separate dining room, utility and guest WC.

There is a wonderful first floor drawing room with tall ceilings and three large sash windows flooding the room with natural light. Five bedrooms and three bathrooms are arranged over the upper three floors.

Of particular note is the 147' south-east facing rear garden with the added benefit of a single garage and ample garden storage.



**Guide price:** £10,000 per calendar month

**Furniture:** Available unfurnished

**Minimum length of tenancy:** 12 months

**Deposit:** £13,846.15

**Local authority:** London Borough of Islington

**Council tax band:** H

# Location

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Colebrooke Row runs from St Peter's Street to City Road in the heart of Central Islington. The nearest Underground station is Angel (0.3 miles - Northern line) and Islington's Upper Street with its vast array of shops, bars and restaurants is moments away. (Please note all times and distances are approximate).







**Approximate Gross Internal Floor Area  
395.07 sq m / 4252 sq ft**

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.

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