



Richmond Avenue, London **NI**



Richmond Avenue, London N1

This exceptional two bedroom triplex apartment, offers a contemporary and stylish living experience in a highly sought-after location. Situated within a period conversion, this property showcases a thoughtfully designed layout and unique features that set it apart from the rest.

Upon entering the apartment, you will find yourself on the first floor, which is dedicated to providing a serene and private space for rest and relaxation. This floor boasts two generously sized double bedrooms, with the master bedroom fitted with a bespoke bed and headboard and both bedrooms offering ample space for furniture arrangements and personalization. A modern shower room, finished to a high standard, conveniently serves both bedrooms, providing functionality and convenience for residents and guests.

As you ascend to the second floor, you will be greeted by an impressive open-plan reception and kitchen area. The design of this floor embodies elegance and sophistication, with its high-spec kitchen featuring top-of-the-line appliances and exquisite marble worktops. The combination of modernity and timeless design elements creates a captivating space that is perfect for both entertaining and everyday living.

A spiral staircase leads to the top floor, where versatility and luxury await. This floor can be utilised as a magnificent master bedroom or a second reception room, depending on your preferences and needs. The space is complemented by an additional shower room, ensuring convenience and privacy for occupants. Notably, this floor offers direct access to a private roof terrace, which is a remarkable feature exclusive to this property. The roof terrace provides a secluded outdoor sanctuary, allowing you to relax, entertain, or simply enjoy breathtaking views of the surrounding area. This exceptional addition sets this apartment apart from neighbouring buildings, making it a truly unique and enviable find. Overall the attention to detail, contemporary finishes, and high-specification fittings throughout the property create an atmosphere of luxury and comfort.

Guide price: £6,000 per calendar month

Furniture: Available furnished

Minimum length of tenancy: 12 months

Deposit: £8,307.69

Local authority: London Borough of Islington

Council tax band: E



Location

Richmond Avenue is a vibrant and desirable location situated in the heart of N1, London. This sought-after residential street offers a perfect blend of tranquillity and urban convenience, making it an ideal place to call home. Located within the borough of Islington, Richmond Avenue benefits from its close proximity to an array of amenities, cultural attractions, and excellent transport links, ensuring a comfortable and connected lifestyle for residents.

The neighbourhood boasts a charming atmosphere, characterized by tree-lined streets, well-maintained sidewalks, and a mix of period and contemporary architecture. Richmond Avenue itself is lined with beautiful townhouses, Victorian terraces, and stylish modern developments, adding to the overall appeal of the area.

For those who enjoy outdoor activities and green spaces, Richmond Avenue is within walking distance of several parks, including the popular Highbury Fields and Clissold Park. These green oases provide a tranquil retreat from the bustling city life and offer opportunities for leisurely strolls, picnics, sports, and even a visit to the local farmers' markets.

Commuting and traveling around London couldn't be easier from this location. Richmond Avenue enjoys excellent transport links, with nearby Highbury & Islington Station providing access to the Victoria Line and the London Overground network. This allows for seamless connections to major transport hubs, business districts, and popular attractions throughout the city.

Overall, Richmond Avenue, N1 presents a fantastic opportunity to reside in a highly desirable part of London. With its picturesque surroundings, easy access to amenities, and excellent transport connections, this vibrant neighborhood offers the perfect balance of urban living and community charm.



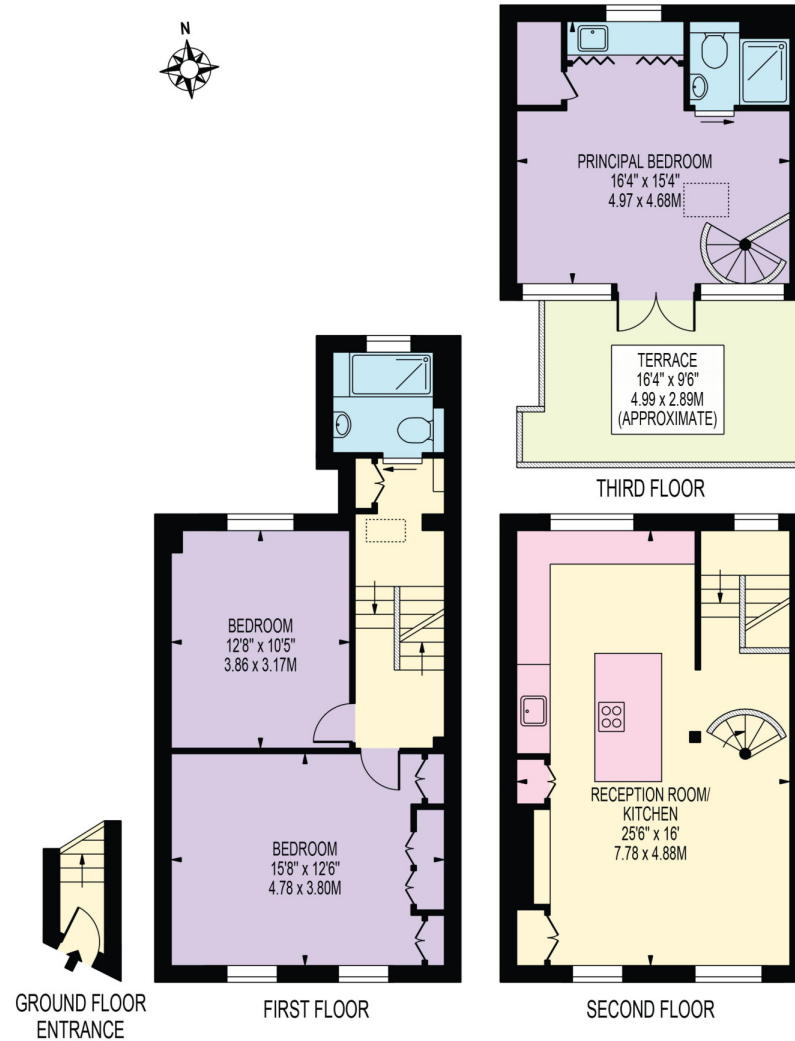
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RICHMOND AVENUE, UPPER MAISONETTE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1144 SQ FT - 106.32 SQ M

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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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.

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