

Willow Walk, London NI

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A stunning bright and spacious three double bedroom modern townhouse with a private front and back garden located in a small gated mews development just off Colebrooke Row in the heart of Angel. The house is impeccably presented with a stunning open-plan kitchen / reception room which leads to large private patio garden, three double bedrooms and a beautiful family bathroom on the top floor.

Colebrooke Row is a residential road located in the heart of Angel. Angel Underground Station can be found a 10 minute walk away (0.6 miles) which services the Northern Line.











Guide price: £6,000 per calendar month

Furniture: Available unfurnished

Minimum length of tenancy: 12 months

Deposit: £8,307.69

Local authority: London Borough of Islington

Council tax band: G

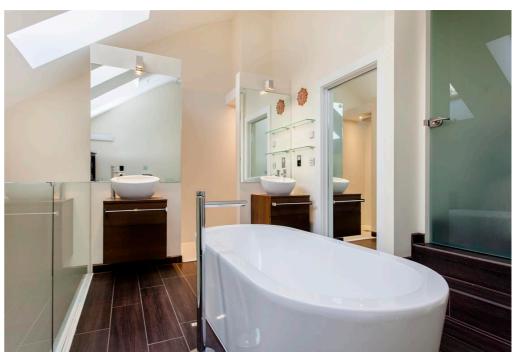












WILLOW WALK, N1

Approximate Gross Internal Floor Area 158sq m / 1701 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.

Garden Extends to 219 (6.6m) Bedroom Reception Room / 16'2 x 13'0 Kitchen (4.9m x 3.9m) 37'11 x 16'3 (11.5m x 4.9m) Bedroom 162 x 9'8 (4.9m x 2.9m) First floor Garden Extends to 11'0 (3.3m)



Second floor

Knight Frank Islington

321-322 Upper Street I would be delighted to tell you more

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Ground floor



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 not 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 from the annual rent is below £50,000), or 5 weeks' rent (if an AST) and two weeks' rent (if an AST), and administration fee of £288 and referencing fees of £60 per person will also apply when rent, deposit or length 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 only. Some aguide only. Some deposit or length information is provided such as the rent, deposit or length of tenancy being submitted. If we are informed of changes to 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, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and littings: 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 tenants fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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 et

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