

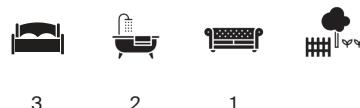


ARLINGTON AVENUE
London N1



IN THE HEART OF THE ARLINGTON CONSERVATION AREA

An elegant period home arranged over three floors.



Local Authority: London Borough of Islington

Council Tax band: F

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £7,615.38

Available date: Now

Guide price: £5,500 per month



ELEGANT BLEND OF PERIOD CHARM THROUGHOUT

The raised ground floor features a wonderful double reception room, showcasing the original wooden floorboards and fireplaces, creating an inviting and characterful living space.

On the lower ground floor, a bright open-plan kitchen and dining area spans the width of the house and opens directly onto the landscaped garden, arranged over two levels.

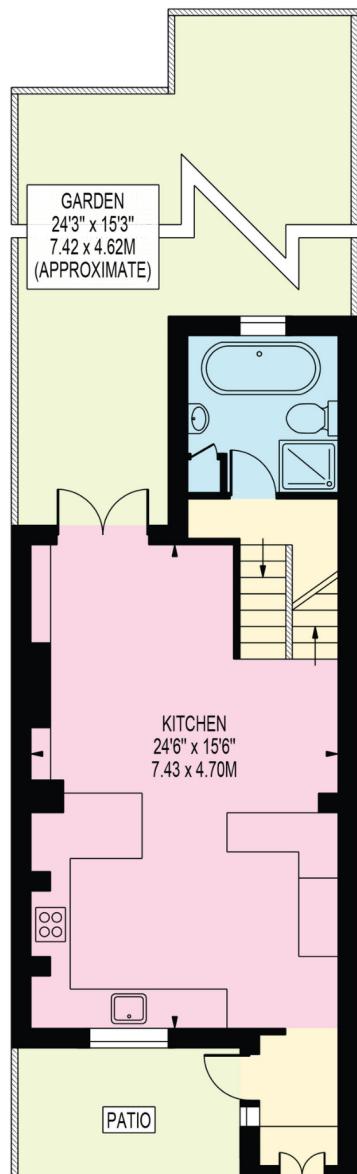
The property benefits from two bathrooms: a family bathroom with a roll-top bath and separate shower, and a further modern shower room on the top floor.

There are three bedrooms - including two generous doubles with integrated fitted wardrobes - offering excellent storage and comfortable proportions throughout.

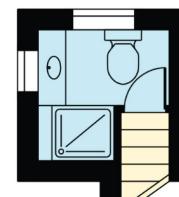
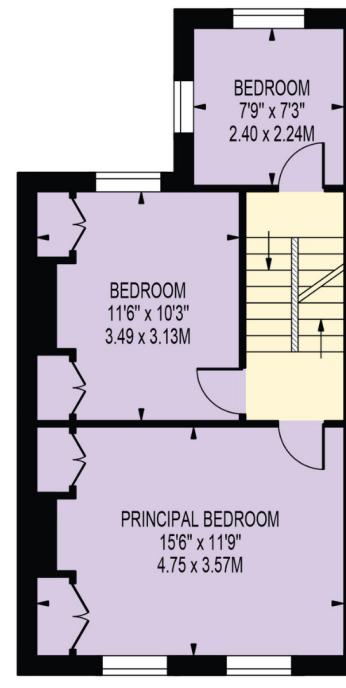
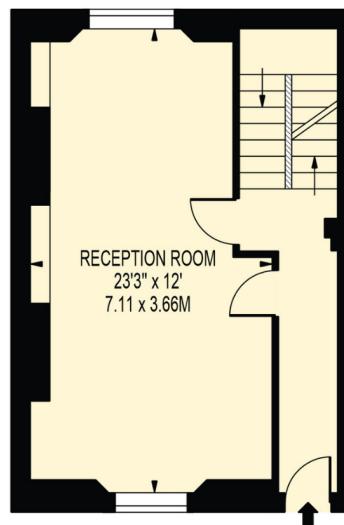








LOWER GROUND FLOOR



(Including Basement / Loft Room)

Approximate Gross Internal Area = 120.4 sq m / 1,296 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Hannah Reason

020 3657 7357

hannah.reason@knightfrank.com

Knight Frank Islington Lettings

321-322 Upper Street,

London N1 2XQ

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