



ST PAULS ROAD | | ISLINGTON | N1 2LH

£3,450 PER MONTH

LIVINGSPLACE
ESTATE AGENTS

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WE ARE PLEASED TO OFFER THIS NEWLY REFURBISHED 3 BEDROOM SPLIT LEVEL FLAT SITUATED IN A FANTASTIC LOCATION IN ISLINGTON AND SITUATED MOMENTS FROM Highbury & Islington Tube. THE PROPERTY HAS BEEN FINISHED TO A HIGH SPEC THROUGHOUT, NEUTRALLY DECORATED WITH WOOD FLOORING, 3 GOOD SIZE DOUBLE BEDROOMS, GOOD SIZE RECEPTION ROOM LEADING TO SOLE USE OF A BALCONY, OFFERED FURNISHED.

AVAILABLE ON THE 10TH OF SEPTEMBER 2026

- CONVERSION
- 1 RECEPTION
- FURNISHED OR UNFURNISHED
- SEPARATE WC
- GAS CENTRAL HEATING
- 3 BEDS
- 1 BATHROOM
- SHOWER
- WASHING MACHINE

KITCHEN

LIVING/DINING ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

SEPARATE WC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

COUNCIL TAX BAND **C**
EPC RATING

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