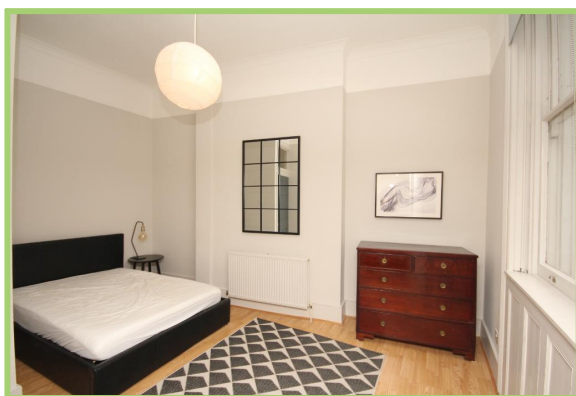


**Newington Green Road, Islington
 1 Bedroom Flat**

Price: £415 pw



- ✓ One Bedroom Flat
- ✓ Private Garden
- ✓ Split Level
- ✓ Furnished

- ✓ Stylish Finish Throughout
- ✓ Additional Wardrobe/Study Space
- ✓ Minutes To Cannonbury Station

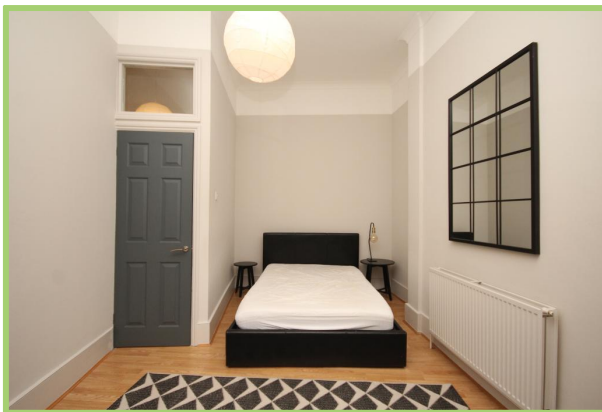
Newington Green Road, Islington

Bryan Estates are excited to offer this Beautiful One bedroom garden flat located minutes to Canonbury station.

This stunning split level maisonette offers an spacious double bedroom which has the advantage of an additional alcove area which can be used as an office or large walk in wardrobe, superb lounge which runs open plan with a fitted kitchen boasting an exposed brick wall which adds great character, large private garden and a brand new stylish tiled bathroom.

Located a mere five minute walk from Canonbury station and is just a 10-12 minute walk from Highbury & Islington station. Great bus links on the doorstep as well generous amenities and parks.

Please call 0207 998 4788 to arrange a viewing.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Energy Performance Rating

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |