

**Ardleigh Road, Islington  
 3 Bedroom Terraced**

**Price: £807 pw**



- ✓ Ardleigh Road, Islington, N1
- ✓ Split Level
- ✓ Terraced Period Home
- ✓ Modern Finish

- ✓ Part Furnished
- ✓ Private Garden
- ✓ 2x Bathrooms
- ✓ Prime Location

## Ardleigh Road, Islington

Bryan Estates are extremely proud to welcome this Beautiful Three Bedroom, Two Bathroom period home in Ardleigh Road, N1.

Benefitting from three spacious double bedrooms which all include built in wardrobes, a spacious reception area, two modern tiled bathrooms and a large fully integrated kitchen/diner. Private Garden also features as well as a utility room.

Located within a short walking distance of either Kingsland Road and/or Essex Road. Easy access to East London and North London via various transport links. Residential Parking accessible outside the property

Please call 0207 998 4788.



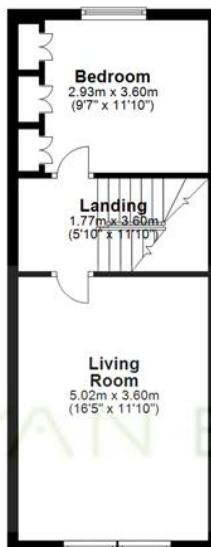
Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own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

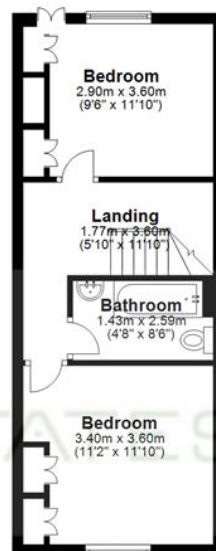
**Ground Floor**  
Approx. 35.6 sq. metres (383.3 sq. feet)



**First Floor**  
Approx. 35.6 sq. metres (383.3 sq. feet)



**Second Floor**  
Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 106.8 sq. metres (1149.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		