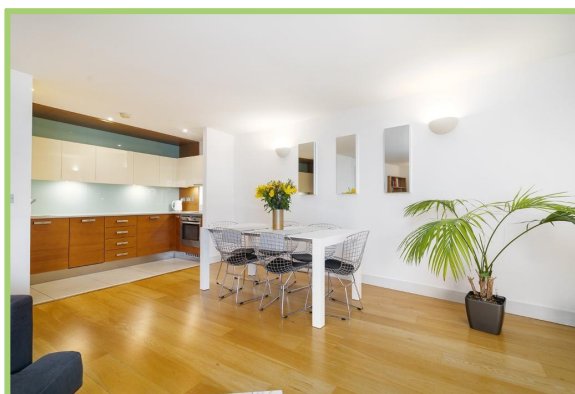


**St Williams Court, Gifford Street, Islington  
 2 Bedroom Flat**

**Price: £650 pw**



- ✓ Three Bedrooms
- ✓ Open Plan Kitchen/Reception
- ✓ 24 Hour concierge

- ✓ Two Bathrooms
- ✓ Private Balcony
- ✓ Gym & Sauna within Development

## St Williams Court, Gifford Street, Islington

Bryan Estates are pleased to offer this stunning two bedroom two bathroom apartment located in St Williams Court, Gifford Street, N1.

Comprising of two double bedrooms, study/office, two bathrooms, large open plan kitchen/reception room and a private balcony with beautiful court yard views.

St Williams Court is a modern development benefitting from a 24 hour Concierge, Gym, Sauna & Steam Room.



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	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		