



MORTON ROAD, ISLINGTON, N1
£400 PER WEEK FURNISHED

**A STUNNING ONE BEDROOM APARTMENT IN
THIS SOUGHT AFTER DEVELOPMENT WITH
LARGE PRIVATE BALCONY.**

Islington | 0207 354 2480 | islington@winkworth.co.uk

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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DESCRIPTION:

Situated within walking distance to Angel is this well proportioned one bedroom flat in this sought after modern development. There is a stunning open plan kitchen and living space, filled with natural light which leads out onto a lovely south facing private balcony. To the rear of the property is a large double bedroom with built in storage and modern bathroom. The property is in immaculate condition throughout.

Morton Road is a delightful tree lined street in De Beauvoir. The frequent buses on Southgate Road provide direct access to the City in just 15 minutes, and the numerous buses on Essex Road provide easy access to the West End. The new London Overground services from Haggerston and rail services from Essex Road also give easy access to Canary Wharf and the City.

The thriving restaurants and shops on Southgate Road are just around the corner. Upper Street, with it's famous boutique shops, restaurants and bars, and Shoreditch with it's selection of galleries, independent retailers, bars and eateries, are also just a short walk away.

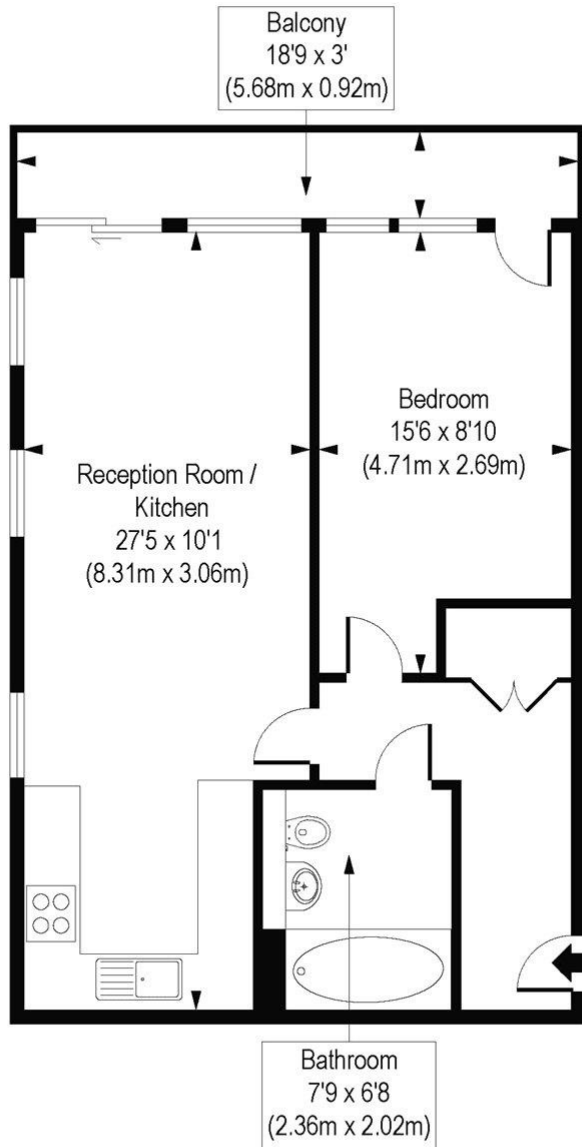
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Approx. Gross Internal Area 523 sq. ft / 48.61 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings, and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		87	87
(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, Scotland & Wales		EU Directive 2002/91/EC	

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