



## PENTONVILLE ROAD, ISLINGTON, N1

### 0 BED STUDIO

**£1,700 PER MONTH**

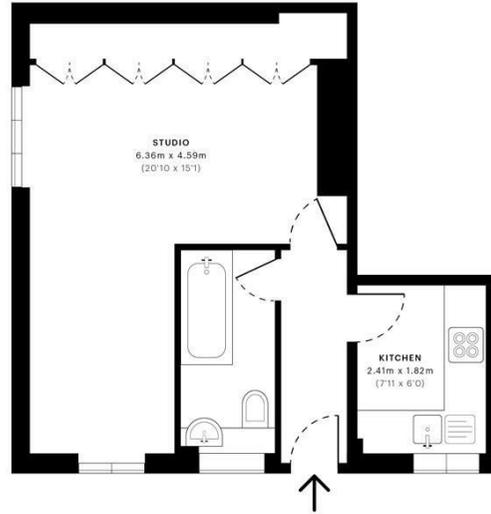
Located in the heart of vibrant Islington, this charming studio apartment on Pentonville Road offers stylish and convenient city living. The bright, open-plan layout is thoughtfully designed to maximise space and natural light, creating a comfortable and inviting home.

With a modern kitchen, well-appointed bathroom, and excellent transport links nearby, the property is perfectly positioned close to Islington's shops, cafés, and restaurants. An ideal choice for first-time buyers, investors, or professionals seeking a well-connected London base.

**Hemmingfords**

Angel House, N1  
CAPTURE DATE: 07/09/2021 LASER SCAN POINTS: 995,836

GROSS INTERNAL AREA  
34.08 sqm / 366.83 sqft

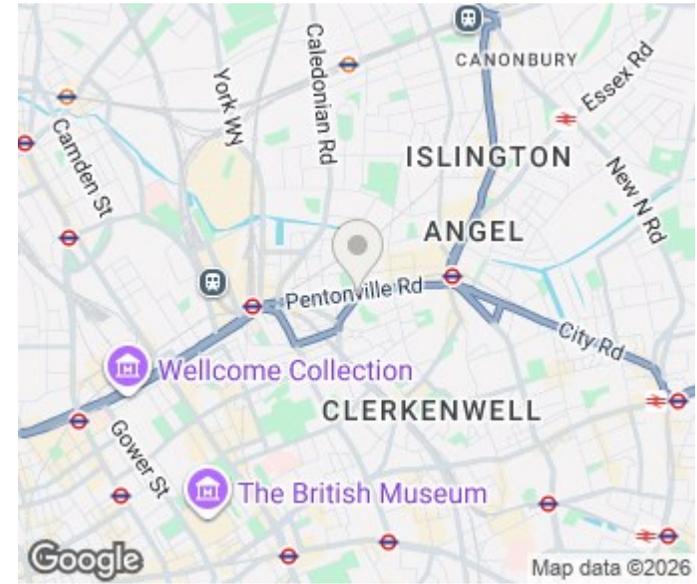


— Fourth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
34.08 sqm / 366.83 sqft
 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, covered terraces  
31.95 sqm / 343.91 sqft
 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft
 RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual open lengths and widths are the maximum points of measurements captured in the scan.

IPIPS RESIDENTIAL: 33.32 sqm / 358.65 sqft  
 IPIPS COMMERCIAL: 31.89 sqm / 344.34 sqft  
 IPIPS ID: 610543499955a0de0473d6e



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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