



## GILLESPIE COURT, QUEENSLAND TERRACE, N7

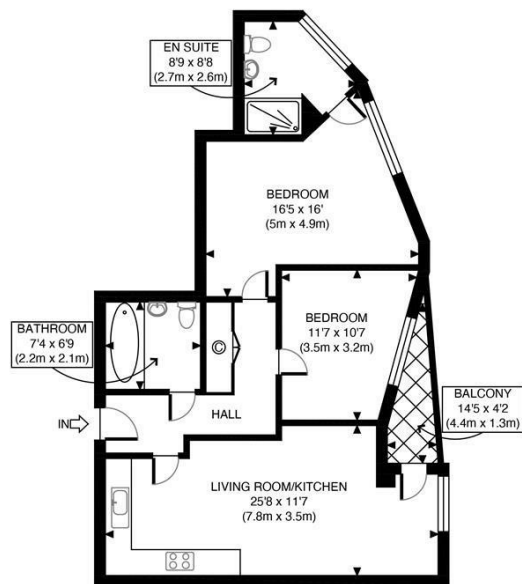
### 2 BED APARTMENT

**£2,600 PER MONTH**

Hemmingfords is proud to offer this beautifully bright and modern two-bedroom apartment set in this secure and sought-after N7 development situated in the heart of Islington. This stylish property benefits from under-floor heating throughout, luxury fittings and appliances in both the kitchen and bathroom, a private balcony and a video entry system.

Queensland Terrace offers residents fantastic facilities including 24-hour concierge service, a fitness suite and a private residents' garden. The development also offers a great location with Islington's popular bars and restaurants on the doorstep and a variety of transport links including Holloway Road tube station and Drayton Park overground station just minutes away.

**Hemmingfords**



SIXTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 755 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 755 SQ FT / 70 SQM	Gillespie Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 27/10/23
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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

Hemmingfords Lettings  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

Hemmingfords