

## NEW RIVER HEAD, 173 ROSEBERRY AVENUE, 1 BED APARTMENT

£3,000

**\*SHORT LET INCLUDING BILLS\*** Set within the prestigious New River Head development, this stylish one-bedroom apartment at 173 Rosebery Avenue offers a rare blend of historic character and modern comfort. Formerly the headquarters of the London Metropolitan Water Board, the building features impressive period architecture, including the striking central atrium and the elegant Oak Room, available for private hire.

The 504 sq ft apartment is thoughtfully designed, featuring a bright and spacious reception room, a tranquil double bedroom, and a modern bathroom. Its contemporary layout maximises light and space, creating a warm and welcoming home.

Residents enjoy beautifully maintained communal gardens, a well-equipped gym, concierge services, and a secure allocated parking space. Located beside Sadler's Wells and moments from Angel Underground Station, the property offers superb access to Upper Street, Exmouth Market, and a wide range of cafés, shops, and amenities.

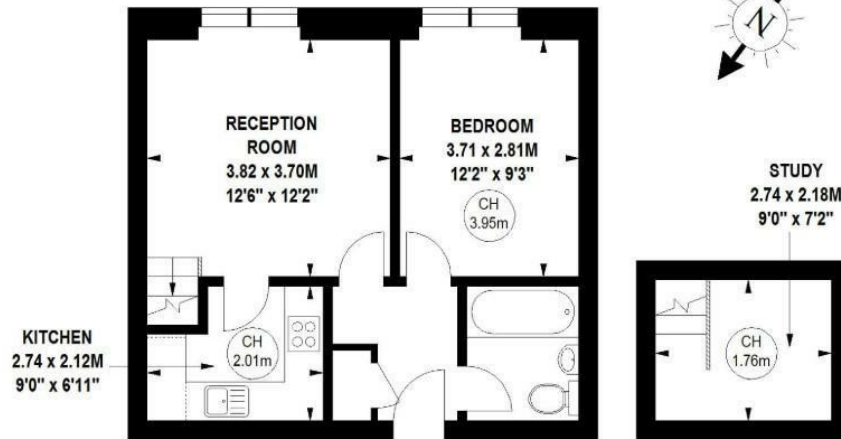
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## New River Head, EC1R

Approximate gross internal area

46.82 sq m / 504 sq ft

Key :  
CH - Ceiling Height



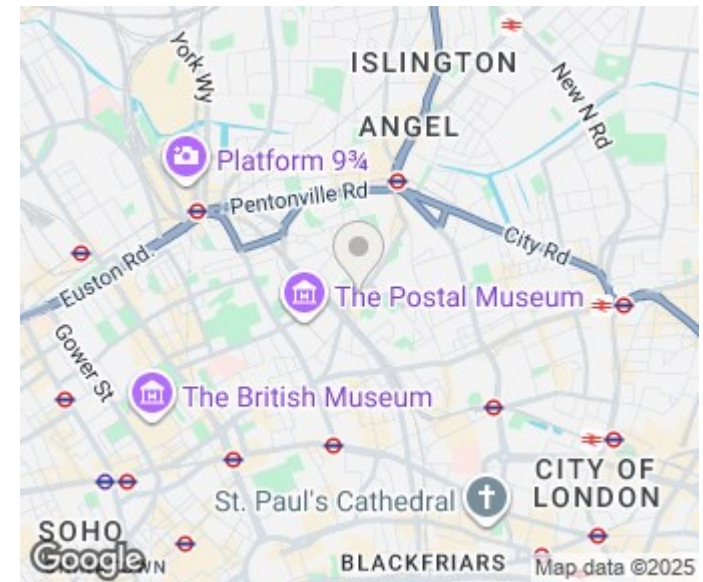
### Ground Floor

### Mezzanine

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	75
(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

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