



PURCELL STREET, ISLINGTON, N1

3 BED MAISONETTE

£3,250 PCM

HMO LICENCE - newly decorated, well presented first floor, three bedroom maisonette set within a well kept block on Purcell Street. The apartment comprises a spacious reception room with direct access to a private balcony, separate fitted kitchen, three double bedrooms and a family bathroom with a separate WC. Further benefits from wooden floors throughout and private balcony.

Purcell Street on the west side of Shoreditch and just north of the City of London. Its lively community of shops, bars, restaurants and galleries means there's always something going on but if you want to go further afield, nearby Haggerston, Hoxton and Old Street stations give you easy access to the rest of London.

Available NOW on a part furnished basis.

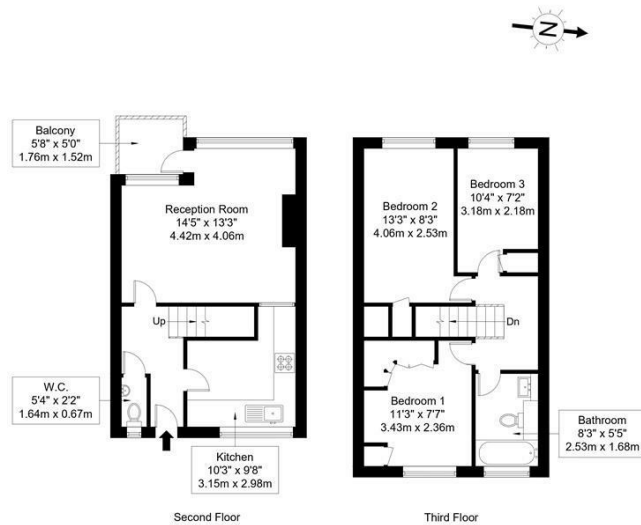
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Purcell Street, N1 6RD

Approx Gross Internal Area = 79.15 sq m / 852 sq ft

Balcony = 2.68 sq m / 29 sq ft

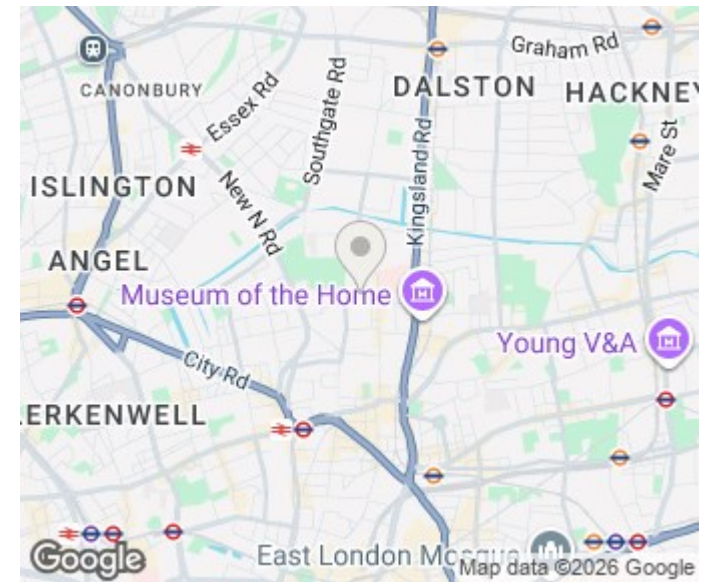
Total = 81.83 sq m / 881 sq ft



Ref :

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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. Maximum lengths and widths are represented on the floor plan. 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	70	73
(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

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