

MATTHEW JAMES

Residential Sales • Lettings • Management



Dengie Walk, Popham Road, Islington, N1 8TD

£2,600 Per Calendar Month

A bright two double bedroom purpose built flat arranged over the ground and first floors of a low rise block. The property benefits from a secure gated entrance, wood floors throughout, double glazed windows, large living room with ample space for both lounge and dining areas, modern kitchen and bathroom, guest cloakroom, two generous bedrooms with built in wardrobes, large built in storage cupboards and a courtyard garden. The flat is enviably located just off of Essex Road and within a short walk of Islington's vibrant High Street with its wonderful selection of bars, restaurants and shops as well as good transport links into central London. Offered Furnished. Available 21st June.

Secure Gated Entrance



Entryphone access.

Entrance Lobby

Housing the washing machine and dryer as well as fitted shelves.

Living Room



A bright 'L' shaped room with a generously sized lounge with an additional dining area. The room benefits from plenty of natural light with tilt and turn double glazed windows and a ceiling fan for those hot summer days.

Dining Area



This good sized breakfast and dining area is open

plan to the lounge and has a large built in storage cupboard.

Kitchen



The kitchen is directly off of the dining area and has an excellent range of wall and base units with varnished wood preparation surfaces and ceramic splash back tiling. Appliances include an oven with four ring gas hob, tall fridge freezer and dishwasher.

First Floor

Hallway

Large built in storage cupboard.

Bathroom



A white suite including a panel enclosed bath with overhead deluge shower rose with additional hand held shower attachment, wash hand basin set within a vanity unit, recessed medicine cupboard behind a wall mounted mirror and chrome heated towel rail. Finished in ceramic wall and floor tiling.

Guest Cloakroom



W.C. , wash hand basin. Finished in ceramic wall and floor tiling.

Bedroom One



Fitted wardrobe with mirrored front, light wood flooring.

Bedroom Two



Fitted wardrobe with mirrored front, light wood flooring.

Courtyard Garden



A private paved courtyard garden with olive trees, perimeter shrubs and a small shed.

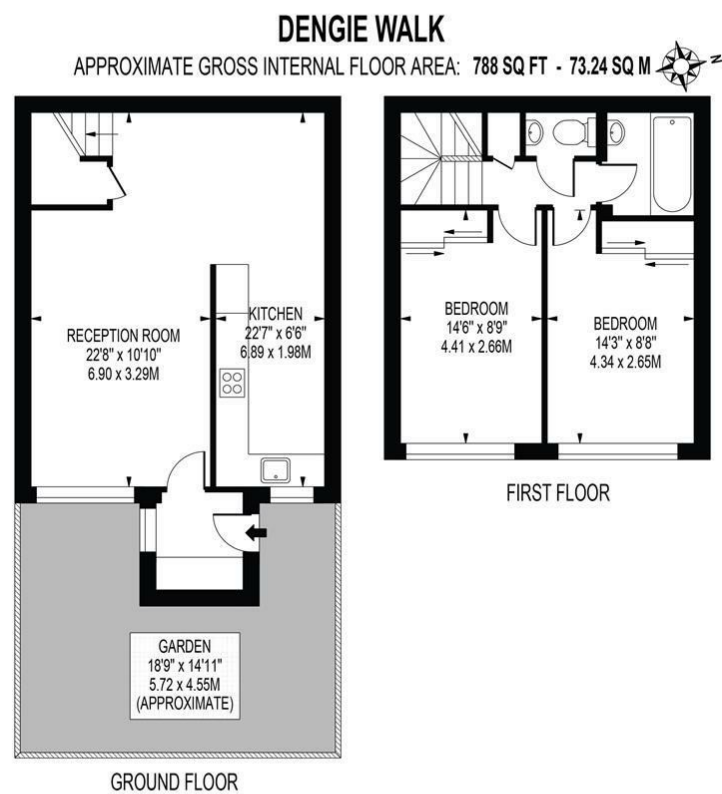
Additional Information

Islington Council Tax Band D

Minimum One Year Tenancy Agreement

Full Deposit Equal To 5 Weeks Agreed Rent e.g.
 $\text{£}600 \times 5 = \text{£}3,000$

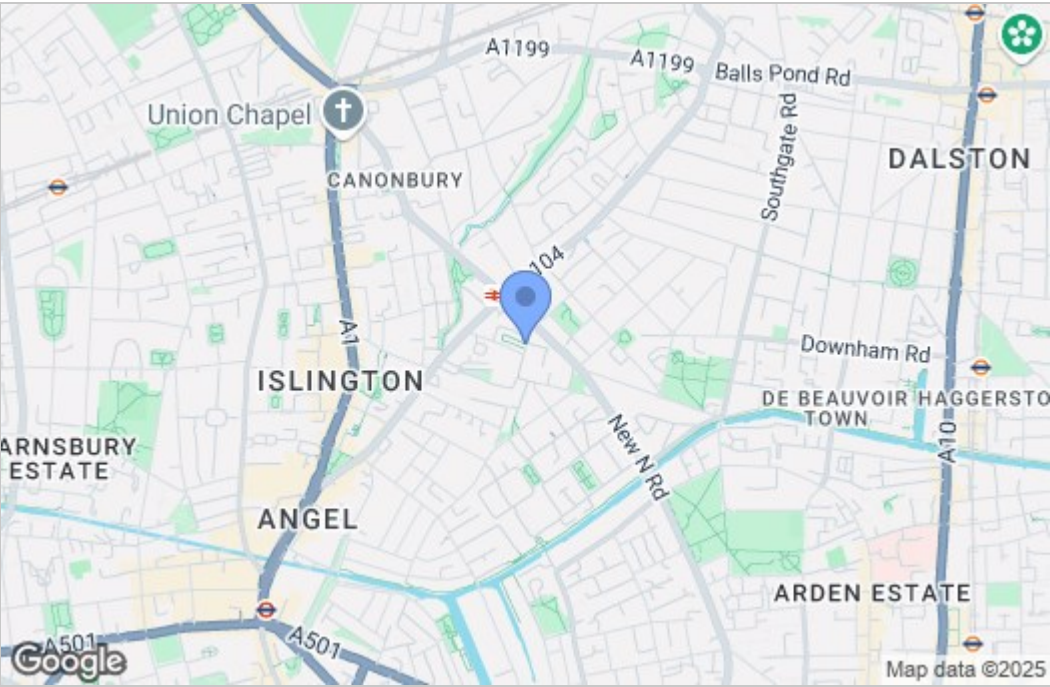
Floor Plan



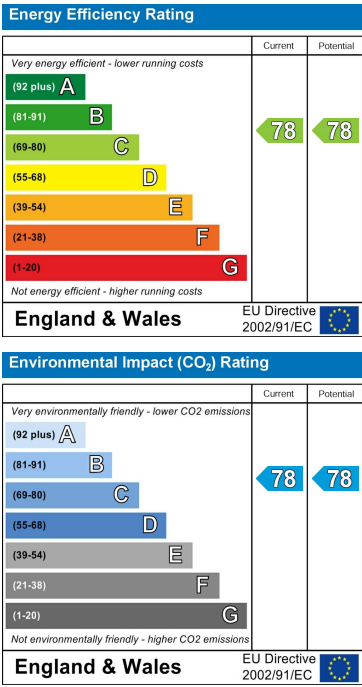
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Area Map



Energy Efficiency Graph



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