



AXMINSTER ROAD, LONDON, N7



A stunning 2 bedroom property is located in Islington within moments to Finsbury Park and Holloway Road tubes

£2,500 pcm 2 bedroom flat to rent

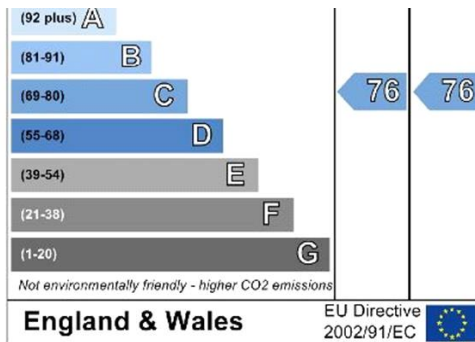
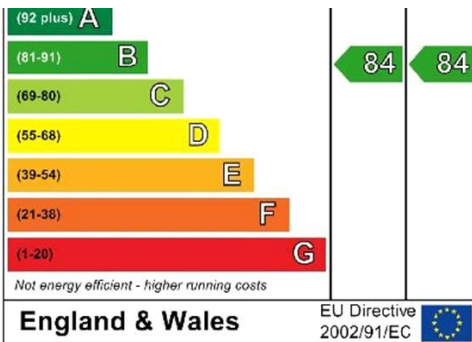


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This gorgeous property boasts from 2 double bedrooms, smart open plan kitchen diner, tiled bathroom & storage spaces. Benefits include laminated flooring, entry phone system, lift access, built in wardrobes & minutes to local cinema, gym, supermarkets as well as all Holloway Road amenities. Available 7th of September on furnished/unfurnished basis.



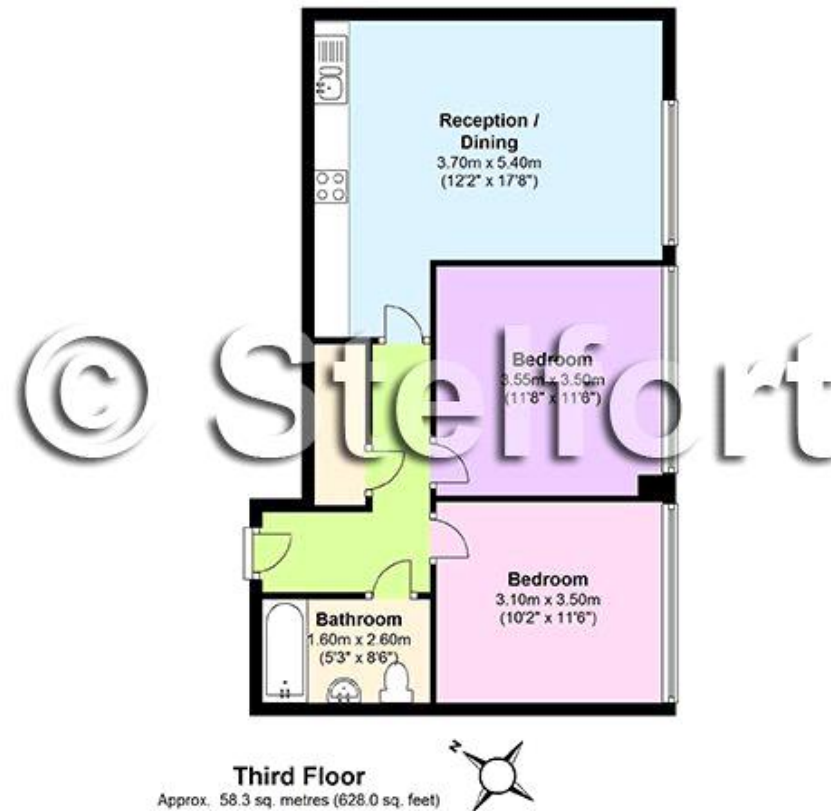


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	178 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	2.0 tonnes per year
Lighting	£45 per year	£45 per year
Heating	£128 per year	£128 per year
Hot water	£108 per year	£108 per year



Total area: approx. 58.3 sq. metres (628.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using The Mobile Agent.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	72 77
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.	

Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.