



THE BENYON ESTATE

## Hertford Road N1 4LP

£4500 per month



We are delighted to offer this beautiful three-bedroom house, set in the heart of De Beauvoir Town. This property is ideal for a family and has been finished to neutral décor throughout. There are three double-sized bedrooms offering plenty of natural light, whilst the living room is complemented with lovely French doors for added extra light. Not to miss out on the spacious family bathroom. You also have access to the private garden which has been beautifully landscaped capturing the sunlight, for your enjoyment of the grass or patio area.

The property is located on Hertford Road which is set within easy reach of the superb range of elite shops, bars, and restaurants of Upper Street, Shoreditch, and the city while providing motorists with quick and easy access to the A1 road links out of London and to the North. The nearest underground station is Highbury & Islington and Angel (Victoria Line and National Rail), plus Haggerston and Dalston Junction overground trains are very close by on the Kingsland Rd.

- 3 Bedrooms
- 1 Kitchen
- 1 Living room
- 2 Bathroom
- Private garden
- Permit parking
- Fibre Installed
- Available from mid September

**Interested?** If you are interested in viewing this property or would like to register, please contact our team on **020 7249 3690**. Alternatively, email **[info@thebenyonestate.com](mailto:info@thebenyonestate.com)**.



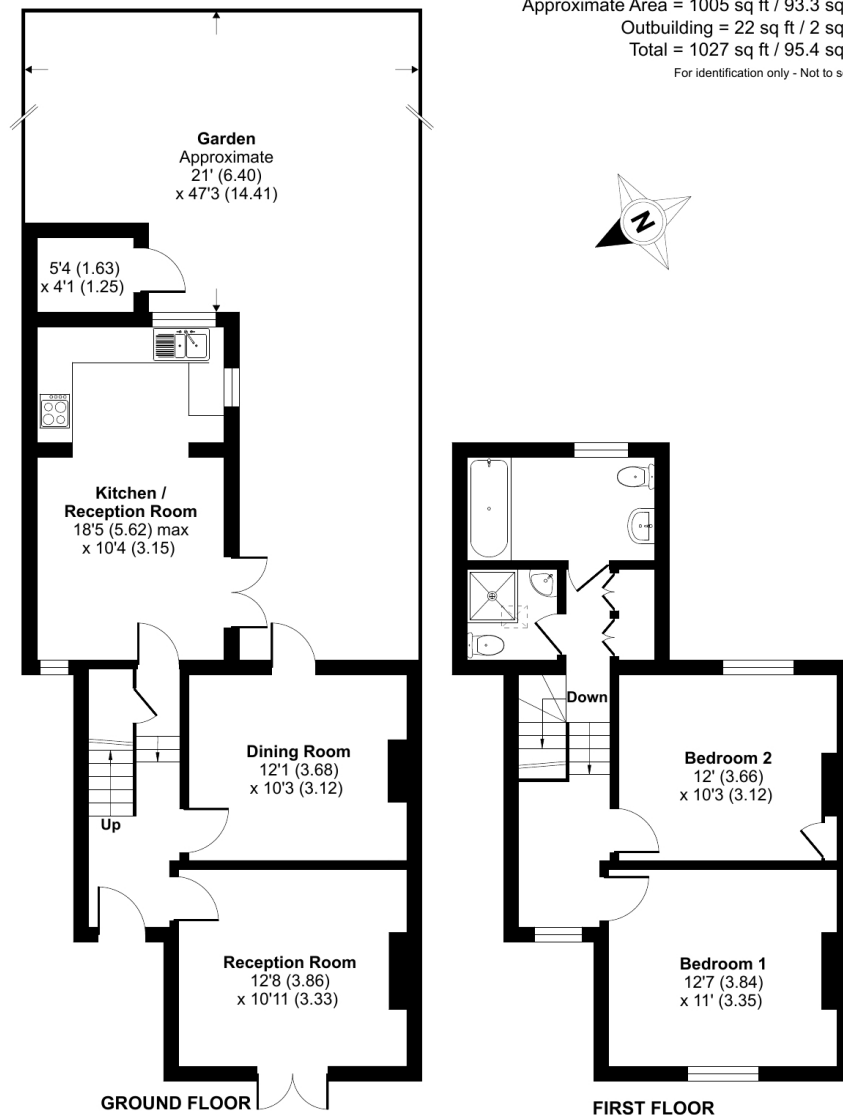
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### Hertford Road, London, N1

Approximate Area = 1005 sq ft / 93.3 sq m  
Outbuilding = 22 sq ft / 2 sq m  
Total = 1027 sq ft / 95.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for The Benyon Estate. REF: 1101763

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